

Bush & Co.



12 Lichfield House Rustat Avenue, Cambridge





Guide Price £325,000 Leasehold

About the Property

Lichfield House forms part of the popular Rustat Avenue development, located to the south side of Cambridge and positioned within walking distance of the city centre and vibrant Mill Road. Commuters will particularly enjoy the close proximity to the mainline railway station (approximately 0.5 miles) with frequent services to London's King Cross and Liverpool Street. Addenbrookes Hospital is also less than 1.5 miles away. The nearby leisure park is just a short walk and features a cinema, restaurants and supermarkets.

The property is a modern purpose built second floor apartment with spacious and light filled accommodation with a balcony and the advantage of no upward chain.

The entrance hallway has plenty of built in storage and an intercom entry phone system. The living accommodation is positioned at the front of the building with a window and double doors leading out to a balcony. There is an opening to the kitchen area which comprises a range of wall and base units and work surfaces with integrated appliances.

Bedroom one is a large double room with access to a three piece ensuite shower room. Bedroom two is another generous room and there is a three piece bathroom with tiling and a shower over the bath.

Outside - There are pleasant communal garden areas and an allocated parking space within the secure undercroft car park.

Additionally there is secure cycle storage and bin store.

TENURE - Leasehold

TERM - 125 years from 1st April 2003 with 103 years remaining

MAINTENANCE CHARGES - £3171 PA for 2025

GROUND RENT - £300 PA

COUNCIL TAX - Band C

Property Highlights

- Second Floor Apartment
- Modern Purpose Built Development
- Two Double Bedrooms
- Two Bathrooms
- Balcony Terrace
- Undercroft Car Parking
- No Upward Chain

Further Information

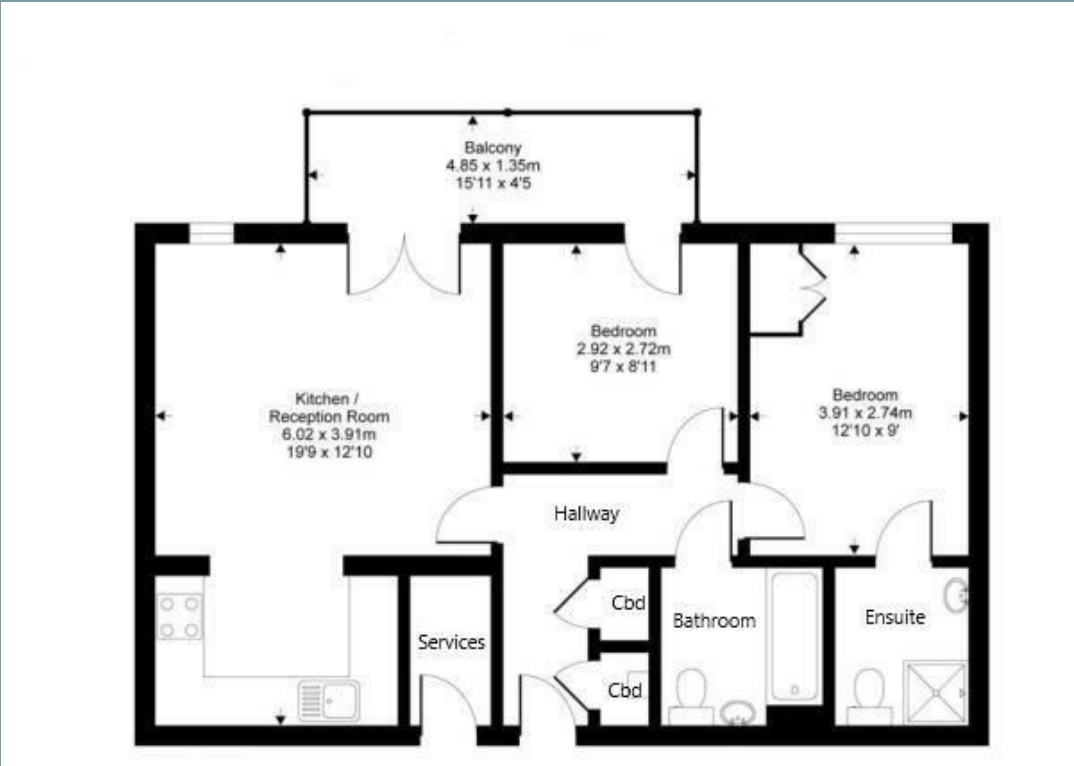
Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

12 Lichfield House Rustat Avenue, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales		EU Directive 2002/91/EC

Bush & Co.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.