



Bush & Co.



## 17 Regency Square, Cambridge, CB1 3WL

Guide Price £315,000 Leasehold



Energy Rating Band C

Rustat Road is located off Mill Road, and Cherry Hinton Road and is in one of Cambridge's most popular residential areas, allowing convenient access to the main line railway station, with Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Morley Memorial Primary School and close to Hills Road Sixth Form College. Location allows easy access to many local facilities, including a Co-op Superstore and a number of other local shops.

Accommodation in detail. Second floor, secure communal entrance hall with secure post box and communal stairs, panel door to entrance hall with two storage cupboards (cloak cupboard and airing cupboard) Sitting/ dining room, bay window overlooking the gardens, television point and radiator, Kitchen with a sink unit, range of wall and base units, gas hob and electric oven, Washing machine and slimline dishwasher, fridge and freezer, gas fired boiler, tiled surrounds and radiator. Bedroom 1 with fitted wardrobe and radiator, ensuite shower room, and bathroom. Bedroom 2 with fitted wardrobe and radiator.

Outside, Well-maintained gardens and allocated covered parking with assigned cycle store/storage unit (next to communal bin store)

Tenure; Leasehold.

Services: Mains gas, electricity, water and drainage.

Ground rent; £223 per annum

Service charges; £906 per half-year

Council tax; C



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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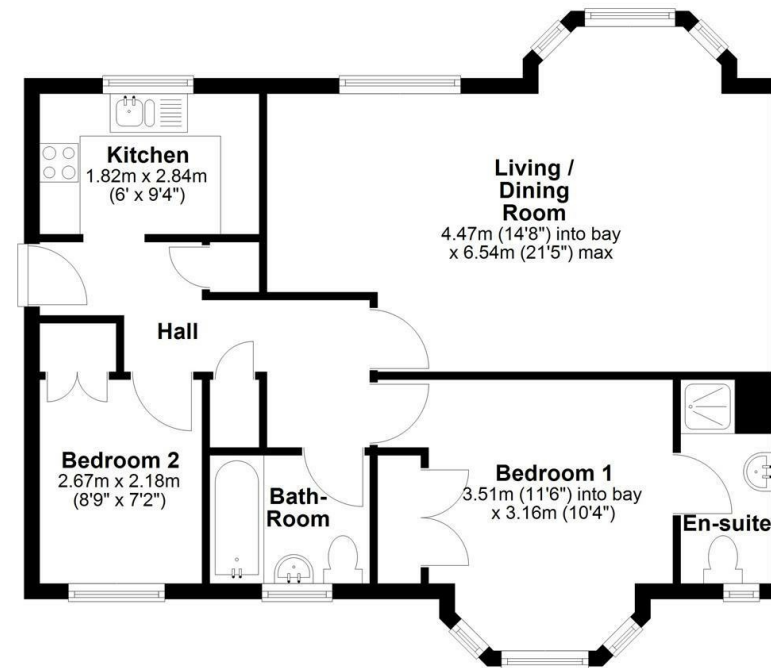
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Established. Independent. Passionate

### Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



Total area: approx. 64.0 sq. metres (688.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - The following white goods and furniture are included within the sale; Dishwasher, Washer/Dryer, Fridge/Freezer and the double bed.

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