



Bush & Co.

12 Lichfield House Rustat Avenue, Cambridge  
 Guide Price £325,000

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.

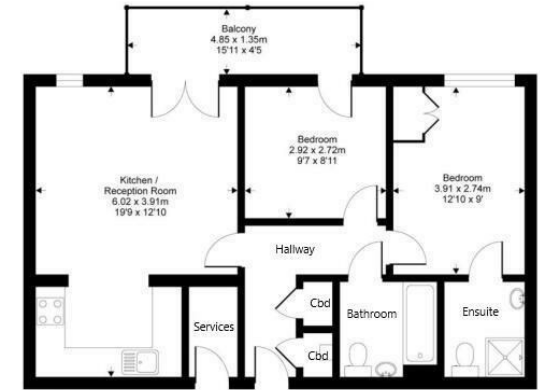
The property is a modern purpose built second floor apartment with spacious and light filled accommodation with a balcony and the advantage of no upward chain.

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



Energy Efficiency Rating		Current	Potential
Vary 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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