



**9 BAILEY HOUSE**  
Rustat Avenue, Cambridge

Carter Jonas



## 9 BAILEY HOUSE, RUSTAT AVENUE, CAMBRIDGE, CB1 3PG

- Cambridge Station – approx. 0.5 miles
- Addenbrookes Hospital – approx. 1.5 miles
- Cambridge City Centre – approx. 1.5 miles

2 Bedrooms • Kitchen / living room • 2 Bathrooms •  
Allocated parking space • EPC rating D

### DESCRIPTION

This modern city apartment offers well-configured and well-proportioned accommodation throughout. The living accommodation is a generous space and glazed doors provide a generous supply of natural light and access to a private balcony. The kitchen is fitted in a contemporary style and fitted with a full range of appliances.

There are two double bedrooms, one of which benefits from an en-suite bathroom, and a separate bathroom which serves the other bedroom and guests.

### OUTSIDE

There is an allocated parking space and a bicycle store. To the rear of the building is a communal garden which offers an expanse of lawn with mature hedging and shrub beds.

### LOCATION

Bailey House is a convenient residential area which lies between Mill Road, Hills Road and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds.

## SPACIOUS TWO-BEDROOM APARTMENT CONVENIENTLY SITUATED FOR THE TRAIN STATION AND ADDENBROOKES HOSPITAL.





Coleridge Recreation ground is just a few minutes' walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities. Cambridge Leisure - a multi-screen cinema and bowling alley complex has a number of well-known restaurants and a popular live music/comedy venue, The Junction, is within the immediate vicinity.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 125 years from 1st April 2003

**Ground Rent:** Approx. £200 per annum

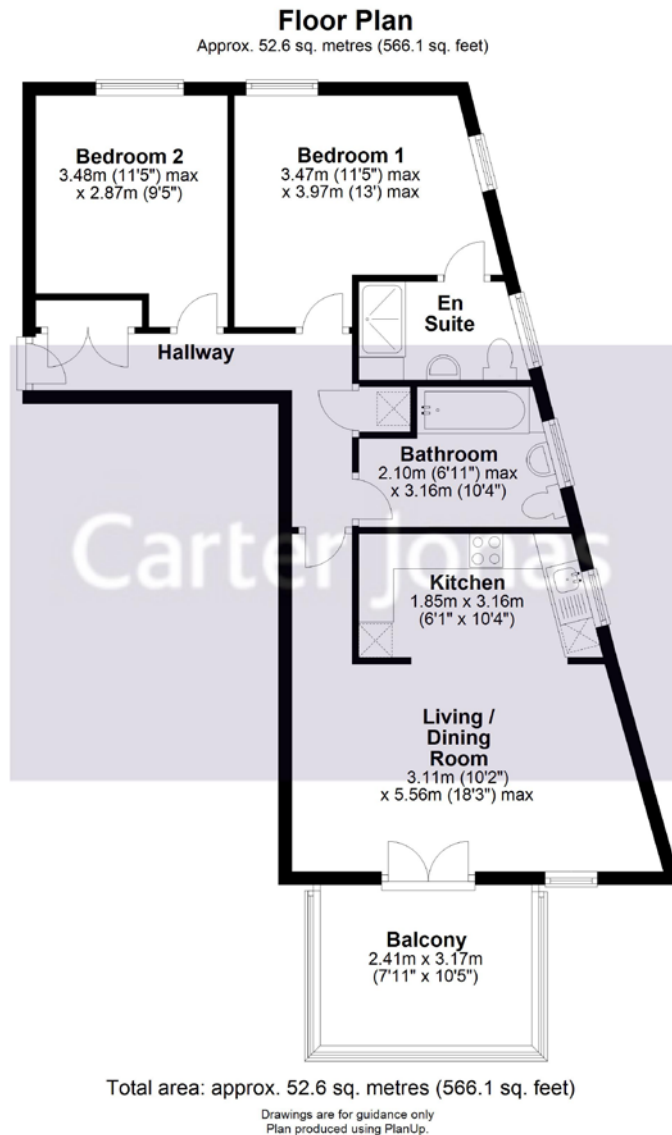
**Service Charge:** Approx. £2,328.77 per annum

**Services:** Mains water & electricity

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the selling agents  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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