



Spacious two bed apartment close to rail station

1 Adams House, Rustat Avenue, Cambridge CB1 3RE

Leasehold - Expires 1 April 2128



Conveniently located for the rail station and city • Dual aspect open plan living area with balcony • Two double bedrooms, en suite and bathroom • Undercroft car parking • Lift access, intercom entry system

Local information

- Cambridge railway station approximately 0.4 of a mile away by foot, with services to London from approximately 50 minutes.

- Within close proximity to Addenbrookes, the Biomedical Campus and Cambridge city centre.

- Every day shopping facilities available within 'CB1' including M&S, Sainsburys, Co-Op, coffee shops, Tamburlaine Hotel and The Station tavern pub.

- 'Cambridge Leisure' nearby with food shopping as well as restaurants and cinema along with live music/comedy venue, The Junction.

- M11 (Junction 11) heads south towards Stansted, London and M25 and north to A14, A1, M1 and M6.

(All distances and times are approximate)

About this property

Originally the showhome for this development, 1 Adams House is a spacious two bedroom apartment on the first floor of this well located block of flats. The apartment has lift access and an intercom entry system as well as well maintained communal gardens.

The main living area is open plan with a large living space and floor to ceiling doors that open up to a balcony which is larger than most on the development. As the property is on the corner

of the property, it benefits from dual aspect windows making the property lovely and light. The kitchen is well fitted with built-in fridge/freezer and ample storage.

The main bedroom has corner windows and benefits from an en suite shower room. The second bedroom is a good size and easily takes a double bed, but would also make a great office/study for those working from home. The family bathroom is adjacent with modern, white sanitaryware.

Beneath the block is a secure undercroft car park, as well as bicycle storage securely accessed with a fob.

Outgoings: Service charge approximately £2,263 per annum; Ground rent £200 per annum.

Tenure

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Local Authority

Cambridge City Council: Council Tax Band C

EPC rating = C

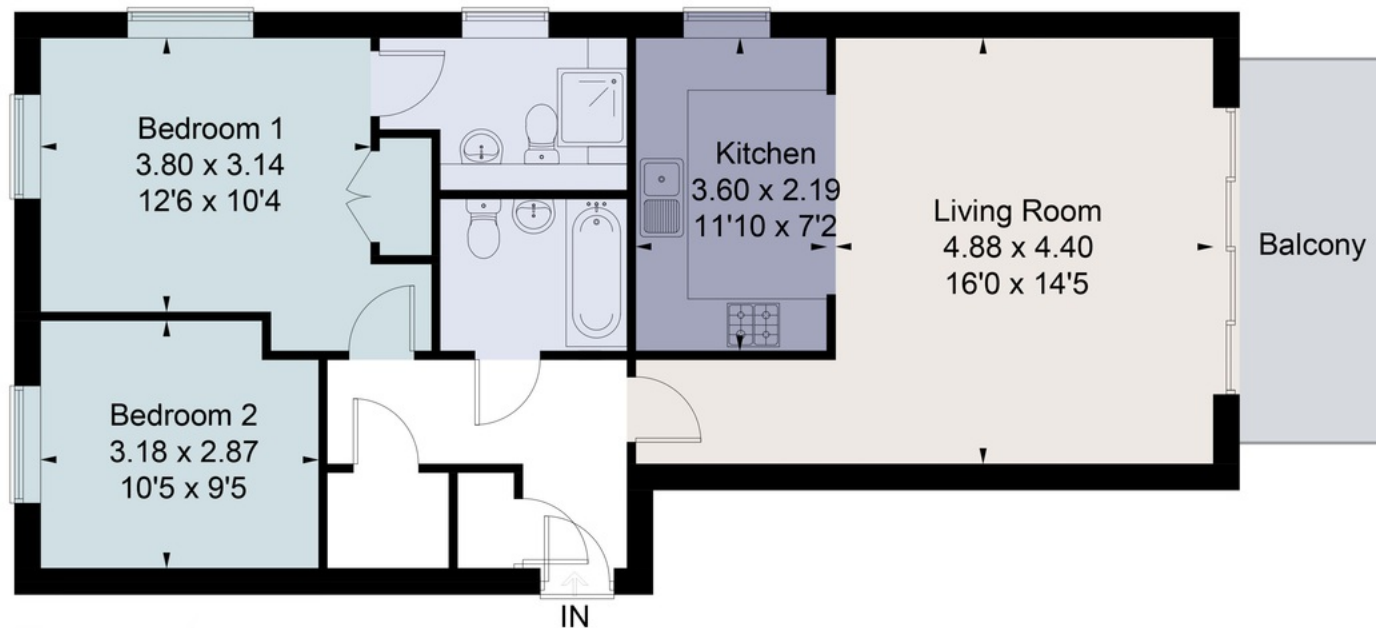
Viewing

Strictly by appointment with Savills





Approximate Floor Area = 74.3 sq m / 800 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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