



Immaculate two bedroom apartment with balcony

11 Sherman House, Rustat Avenue, Cambridge CB1 3RF

Two double bedrooms • South facing balcony •
Allocated undercroft parking • Close to train station

Local information

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

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

- Everyday shopping facilities including Sainsburys, Tesco, coffee shops and Pure Gym available nearby at 'CB1' and Cambridge Leisure.

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

About this property

Originally built in 2004, 11 Sherman House sits on the third floor of this purpose built block located near the train station in Cambridge City. The apartment has lift access and an intercom system in place.

The living space is open plan yet segregated into two distinct zones. The kitchen is well equipped and being adjacent to the floor-to-ceiling glazed doors, is bright, airy and light. The south facing balcony is a good size and has nice views toward the train station and over the tracks.

There are two double bedrooms, one of which benefits from an en suite shower room. The other bedroom is serviced by a family bathroom with a shower over the bath.

There is secure, undercroft parking beneath the block, as well as bicycle storage which is securely accessed with a fob.

Service charge: £2,263.68 approx. per annum
Ground rent: £200 per annum
Leasehold expires 1 April 2128

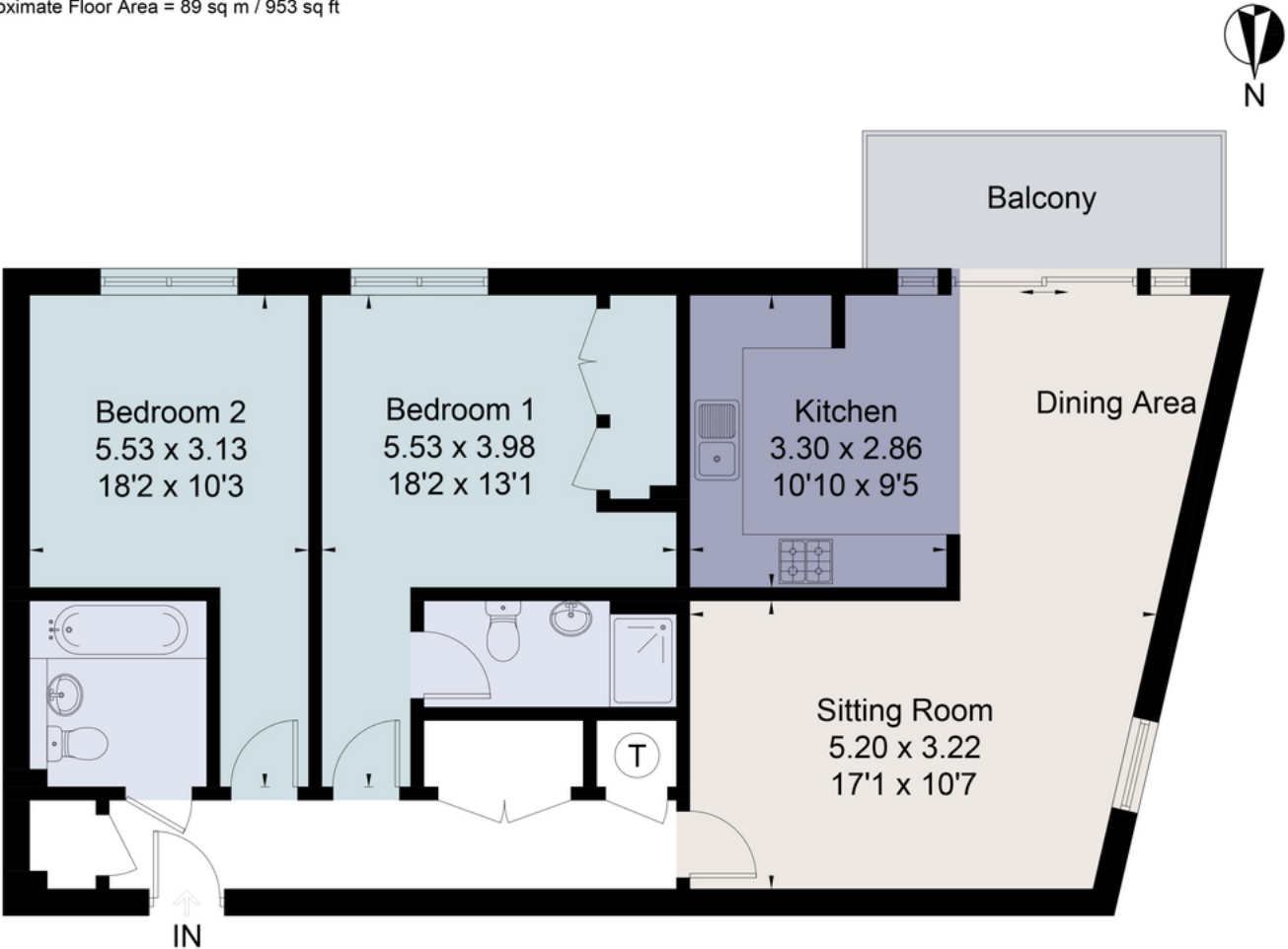
Viewing

Strictly by appointment with Savills






Approximate Floor Area = 89 sq m / 953 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(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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