

Asking Price £300,000 | Leasehold

Rustat Avenue, Cambridge, Cambridgeshire, CB1 3RE

LEADERS







Key Features & Description

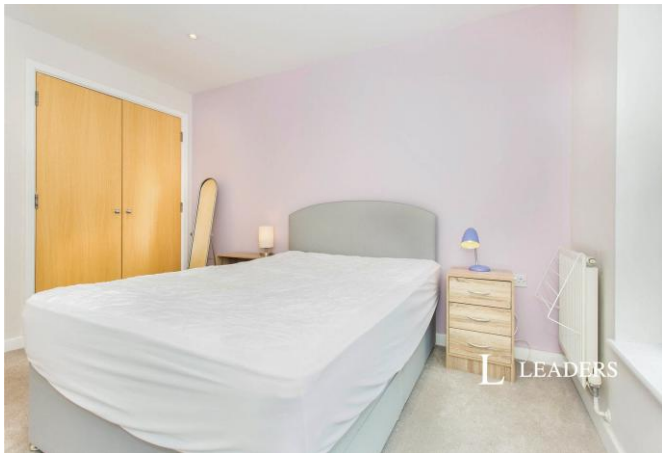
- One double bedroom
- Open-plan kitchen and living room
- Private balcony
- Modern bathroom
- Well-presented accommodation
- Convenient location on Rustat Avenue
- EPC Rating B | Council Tax Band B
- Service Charge £TBC PA | Ground rent £TBC PA | TBC years

A well-presented one-bedroom flat situated on Rustat Avenue. The property offers comfortable and practical living accommodation, making it an ideal choice for a single occupant or couple.

The flat comprises a bright open-plan kitchen and living room, providing a versatile space for both relaxing and entertaining. The property also benefits from a private balcony, offering an attractive outdoor space.

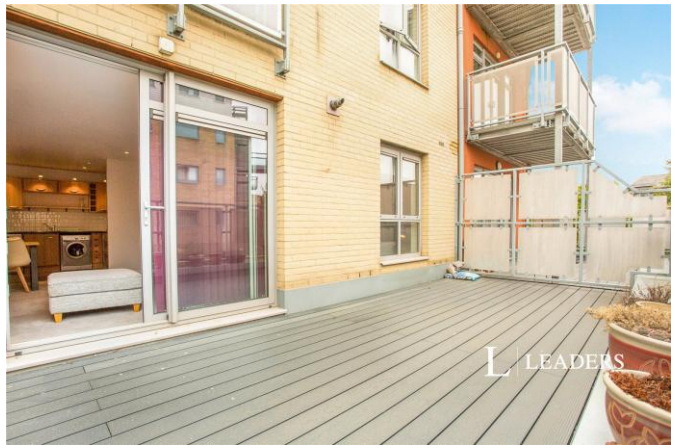
The accommodation includes a spacious bedroom and a modern bathroom, completing this well-appointed home.



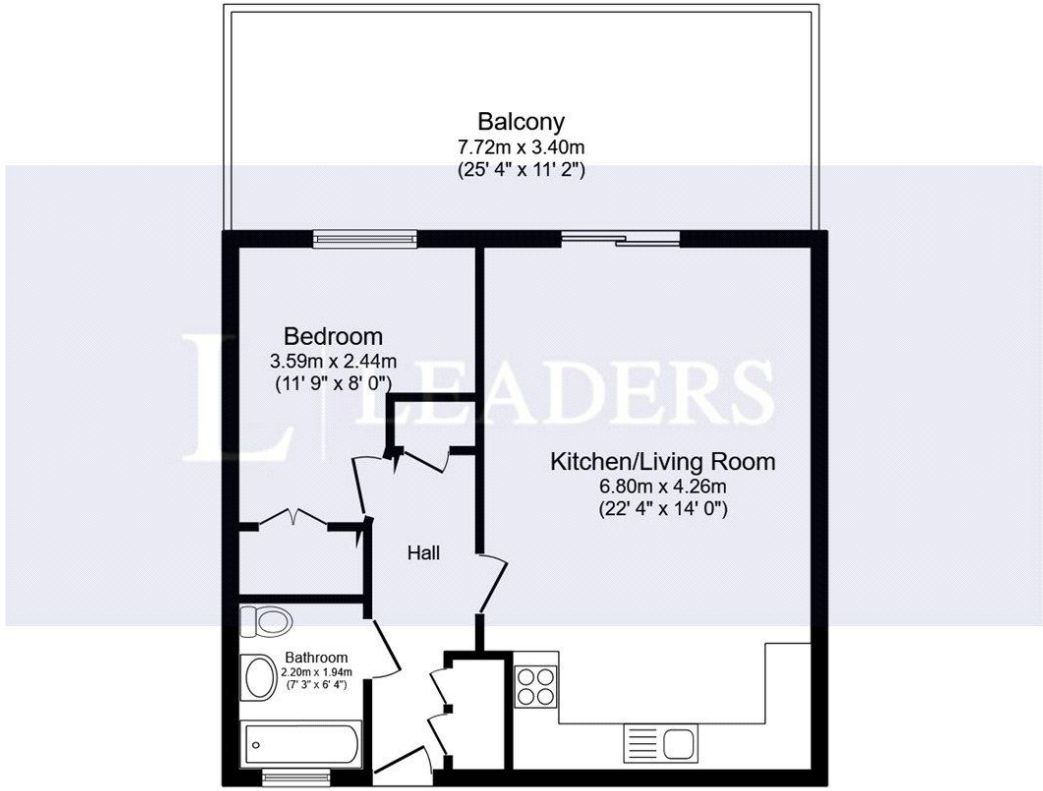












Total floor area 50.6 m² (545 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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