



**THE ASH BUILDING**  
Rudduck Way

**Carter Jonas**

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## THE ASH BUILDING, RUDDUCK WAY, CAMBRIDGE, CB3 1BG

- Ofsted rated outstanding Primary School - Approx. 0.2 miles
- Cambridge City Centre - approx. 2 miles
- Cambridge Train Station - approx. 2.1 miles
- The River Cam / The Backs - approx. 2.5 miles

Light & spacious open-plan living/dining area • Contemporary kitchen with fully integrated appliances • Private balcony accessed from living area • Principal bedroom with fitted wardrobes & en-suite shower room • Second double bedroom • No onward chain • EPC rating B

### DESCRIPTION

This stylish apartment offers a welcoming entrance hall with a useful storage cupboard housing the washer/dryer, leading through to a spacious open-plan living and dining area. The contemporary kitchen is fully integrated with quartz work surfaces and includes a dishwasher, fridge-freezer, oven, and hob, providing a sleek and practical cooking space. The living area opens directly onto a private balcony, perfect for outdoor seating.

The principal bedroom benefits from fitted wardrobes and stylish en-suite shower room, while a second double bedroom is served by a stylish family bathroom with a shower over the bath.

Finished to a high standard, the apartment features Amtico flooring and underfloor heating throughout. Additional benefits include a secure allocated parking space, well-maintained communal areas, and convenient access to local amenities and transport links.

**RECENTLY REFURBISHED, STYLISH AND MODERN TWO-BEDROOM APARTMENT IN A SOUGHT-AFTER EDDINGTON DEVELOPMENT WITH THE BENEFIT OF A PRIVATE BALCONY AND ALLOCATED PARKING.**



This property presents an ideal opportunity for first-time buyers, professionals, or those looking for a modern home in a highly desirable location.

### LOCATION

Eddington is ideally situated for those seeking easy access into Cambridge city centre, just approximately 2 miles away, making it an easy 10-15 minute drive or a short cycle ride. Also within the catchment area and 1 minute walk of the University of Cambridge Primary School. The development benefits from excellent transport connections, with the A14 and M11 motorway junctions only a few minutes' drive, and frequent bus services into the city centre within walking distance. Local amenities are close at hand, including a Sainsbury's superstore, a selection of cafés and restaurants.

### ADDITIONAL INFORMATION

**Tenure:** Leasehold with approximately 242 years remaining. There is no ground rent payable.

**Service Charge:** Approx. £3,500 per annum. This is a total amount payable to two management companies.

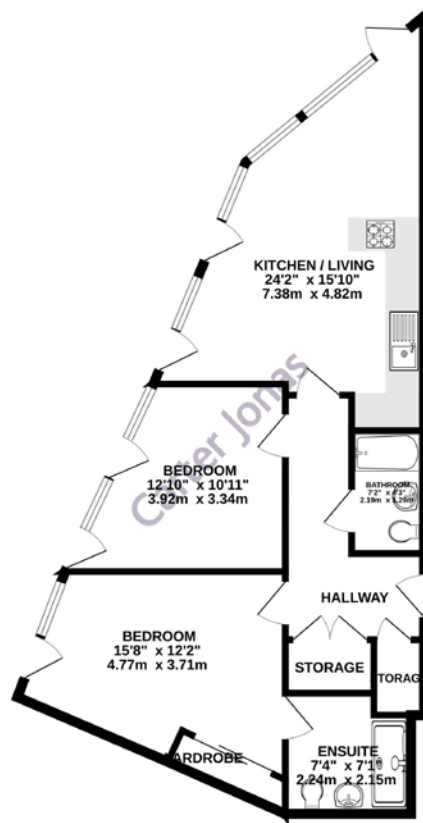
**Services:** There is underfloor heating throughout, with hot water provided centrally to all Eddington buildings. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



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TOTAL FLOOR AREA - 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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