



120 The Belvedere, Cambridge, CB2 0NU  
Guide Price £350,000 Leasehold



rah.co.uk  
01223 323130



**AN IMMACULATELY PRESENTED 2-BEDROOM, 2-BATHROOM TOP FLOOR APARTMENT WITH A WRAP-AROUND TERRACE AND SECURE PARKING, IN THE BELVEDERE DEVELOPMENT.**

- 729 sqft / 67 sqm
- 2 bedrooms, 2 bath, open plan reception room
- Top floor modern apartment
- Built in 2006
- Underfloor heating throughout
- Secure allocated parking
- No onward chain
- EPC – C / 80
- Wrap-around terrace
- Superb central development with gym, swimming pool and communal areas

This large apartment within The Belvedere development offers spacious accommodation with a modern layout, a high degree of natural light and far-reaching views across the city skyline.

The property is in good decorative order throughout and benefits from an extensive wrap-around terrace, which can be accessed via all principal rooms and an allocated parking space within a secure underground car park.

The Belvedere is a prestigious modern development off Hills Road, a short walk to Cambridge Station and the city centre. The development has well maintained communal gardens, a large communal reception area, gym and a swimming pool. A concierge service is in place to help residents.

The apartment is located on the top floor, which is accessed via a lift and a separate staircase. The accommodation comprises a reception hall, which provides concealed storage cupboards and access to all accommodation. An extensive open plan living/dining room provides a well-equipped kitchen with a full range of integrated appliances. The principal bedroom suite provides built-in wardrobes, access to the terrace and a spacious ensuite shower room. A second double bedroom also provides built-in storage and access to the terrace. A separate bathroom completes the accommodation.

The property has a strong rental history and is being sold with no onward chain.

**Location**

The Belvedere is a high quality, prestigious development of luxury apartments in a convenient central south city location. Cambridge Leisure, with a wide array of restaurants, a gym, ten pin bowling alley, multiplex cinema and The Junction performance venue is close by. Cambridge Railway Station provides trains to both King's Cross and Liverpool Street stations and the property offers easy access for Addenbrooke's Hospital and the Cambridge Biomedical Campus.

**Tenure**

Leasehold

Lease is 125 years with 106 years remaining

Service charge - £5789.90 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent - The vendor has confirmed that there is no ground rent payable.

Managed by Encore Estate Management

**Services**

Main services connected include: water, electricity and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

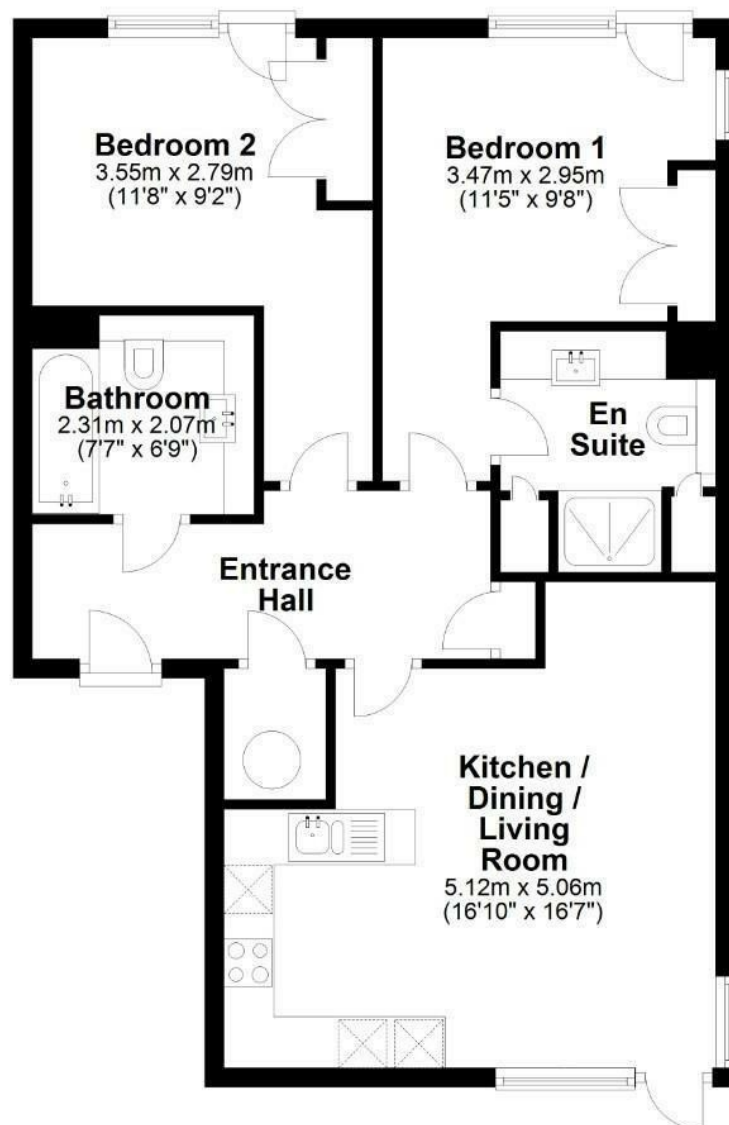






## Ground Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



Total area: approx. 67.7 sq. metres (729.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

