



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



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A SUPERB, 2 DOUBLE BEDROOM APARTMENT OFFERING OVER 930 SQFT OF ACCOMMODATION, A PLEASANT BALCONY AND AN ALLOCATED PARKING SPACE, SITUATED WITHIN THE PRESTIGIOUS BELVEDERE DEVELOPMENT, OFF HILLS ROAD.

- 86.4 sqm / 930.5 sqft
- Built in 2006
- Balcony overlooking communal gardens
- Electric underfloor heating
- EPC - C / 79
- Superb, third floor apartment
- 2 bed, 1 recep, 2 bath
- Secure allocated parking
- No onward chain
- Communal gardens, gym, swimming pool & concierge

This impressive, modern apartment forms part of a purpose-built, sought-after development, which is conveniently located a short distance to the south of the city centre and within walking distance of Cambridge Railway Station. The Belvedere boasts well-maintained communal gardens, a large communal reception area, and on-site gym and a swimming pool. A concierge service is in place to assist residents.

The apartment is located on the third floor, which is accessed via a lift and a separate staircase. The entrance hall has access to all of the principal rooms, a storage cupboard and a large airing cupboard. The sizeable, open-plan living space has engineered hardwood flooring, two Juliet balconies and a kitchen area. Fitted with a range of stylish, white-fronted units, the kitchen has wood-effect work surfaces, plumbing for a washing machine and dishwasher, and integrated appliances including an electric oven, microwave, fridge/freezer and an induction hob with an extractor hood over.

There are two bedrooms, both of which are generous doubles in size and include built-in wardrobes. Both rooms have access to a generous balcony which has pleasant views of the internal communal gardens. The master bedroom benefits from an ensuite shower room, which has a large shower cubicle, wash basin, WC, heated towel rail, built-in cupboards and fitted shelving. There is a further bathroom off the hallway, which has a three-piece suite including a bath with a shower over, wash basin, WC and a heated towel rail.

Outside, there are very well-maintained communal grounds featuring Indian sandstone paths, water features, a lawn area, raised beds, and a variety of shrubs. The property has an allocated parking space, which is located in a secure, undercroft car park, which also has a cycle store.

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, held on a term of 125 years from November 2006.

Service charge: £6,600 per annum. This includes water and maintenance of communal areas including the gardens, gym, pool, sauna, car park and the porter.

Ground rent: £329.19 per annum. This is reviewed every 10 years and increases in line with the Retail Price Index at each review.

Managed by Encore Estate Management.

Services

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

Statutory Authorities

Council Tax Band - E

Fixtures and Fittings

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

Viewing

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



Third Floor



Approx. gross internal floor area 86.4 sqm (930.5 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

