THE BELVEDERE, HOMERTON STREET, CAMBRIDGE

Carter Jonas

82 THE BELVEDERE, HOMERTON STREET, CAMBRIDGE, CB2 0NU

- Railway Station approx. 0.5 miles
- Addenbrookes Hospital approx. 1.2 miles
- City Centre approx. 1.5 miles

• Central City location
• Private wrap around balcony
• Secure undercroft parking
• Walking distance to Cambridge Station
• Open plan living area
• Fully integrated kitchen
• Leisure facilities en-bloc
• EPC rating C

82 The Belvedere is an attractive and contemporary one bedroom apartment situated on the top floor of one of the city's most highly regarded apartment developments. The apartment is accessed via Homerton Street through a secure communal entrance, benefitting from a 24 hour concierge service.

The apartment opens into a central carpeted hallway, with access through to all other principle rooms. The hallway also includes a convenient and spacious built-in storage cupboard. The main open plan kitchen/living area is ideal for city living and makes the most of a full height double glazed door leading out to a private wrap around balcony offering views across the city.

The kitchen is of high specification with white gloss units and fully integrated appliances including fridge and freezer, oven and microwave, induction hob and dishwasher along with a brushed stainless steel extraction hood.

The apartment comprises of a double bedroom, inclusive of a large in-built wardrobe with both hanging space and shelving above. The bedroom also benefits from a large floor to ceiling window, flooding the accommodation with a plethora of natural light. The bathroom is partly tiled and consists of a bathtub with shower attachment, WC and a vanity unit and hand wash basin.

The sale of 82 The Belvedere also includes a secure under croft parking space, accessed via Homerton Street and access to a residents only leisure complex, comprising of a gym and heated indoor swimming pool.

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS BRIGHT AND INVITING TOP FLOOR APARTMENT, SET IN THE EXCLUSIVE BELVEDERE DEVELOPMENT, JUST MOMENTS FROM THE CITY CENTRE AND OFFERING CONVENIENT ACCESS TO CAMBRIDGE RAILWAY STATION

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ADDITIONAL INFORMATION:

TENURE: Leasehold with 130 years from 2006 (113 years remaining)

GROUND RENT: £330 pa

SERVICE CHARGE: £2,500 pa

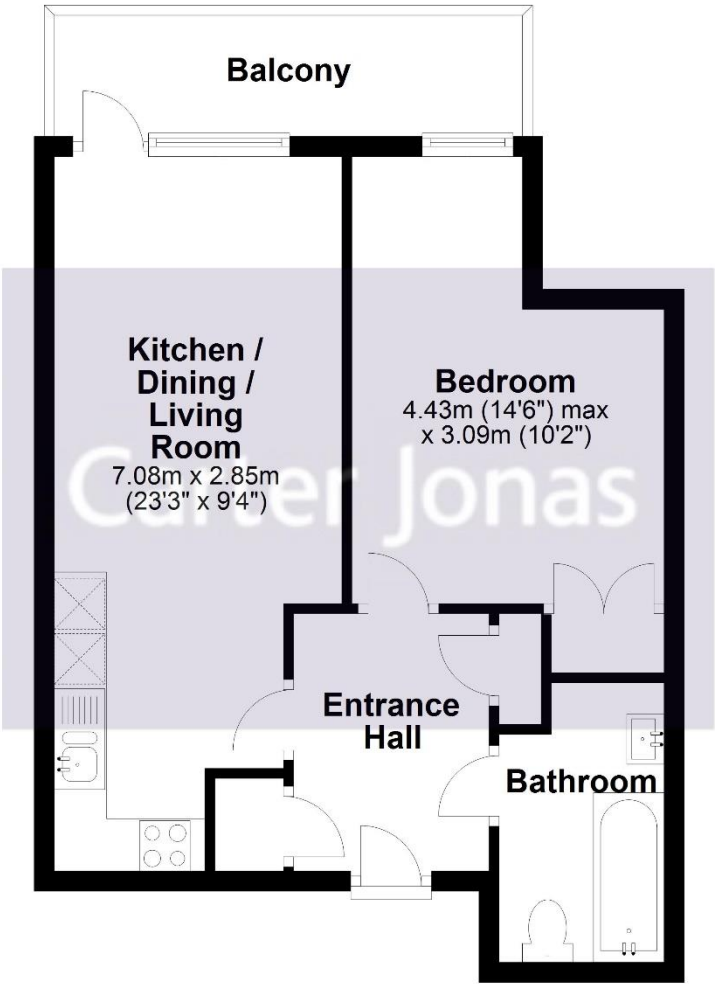
COUNCIL TAX: Band C

SERVICES: Mains water and electricity

VIEWING: Strictly by appointment with Carter Jonas 01223 472011

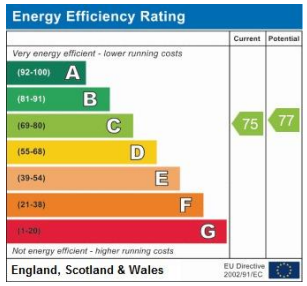
Floor Plan

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 42.1 sq. metres (453.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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