



THE BELVEDERE, HOMERTON STREET, CAMBRIDGE

Carter Jonas

99 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

- Stunning contemporary apartment
- 2 double bedrooms
- En-suite shower room and bathroom
- Lift facilities
- Leisure complex
- 24 hour concierge
- Generous terrace
- Secure allocated parking
- EPC rating B

This beautifully presented apartment forms part of the highly regarded Belvedere development, standing in a prominent south City location ideal for access to the railway station and Addenbrooke's Hospital.

The apartment is accessed via a secure communal entrance which benefits from a 24 hour concierge service together with lift facilities and under-croft parking secured by electric gates. Internally the property has been much improved by the current owners resulting in a tastefully presented apartment that has the unusual benefit of a spacious terraced area overlooking the beautifully kept communal grounds with water feature.

The reception hall provides access to a spacious open plan living space with double glazed doors to Juliette balconies and opening to a modern kitchen with a range of integrated appliances that include built in dishwasher, washing machine and oven with four ring electric hob and concealed extractor unit.

The master suite includes a stylish en-suite shower room with Villeroy & Bosch appliances and provides direct access to the terrace. The second bedroom is also a double which again has access to the private terraced area. There is an additional bathroom suite, plenty of storage and the property has underfloor heating throughout.

A PARTICULARLY STYLISH AND BEAUTIFULLY PRESENTED APARTMENT WITH SPACIOUS TERRACE, FORMING PART OF ONE OF THE MOST EXCLUSIVE DEVELOPMENTS IN CAMBRIDGE, IDEALLY PLACED FOR ACCESS TO THE RAILWAY STATION WITH DIRECT LINKS TO LONDON.



The location is ideal for anyone requiring access to the Railway station that provides direct rail links to London. Addenbrookes Hospital is also within close proximity together with a range of excellent public and private schools.

There is an allocated undercroft secure parking space - number 23.

ADDITIONAL INFORMATION:

TENURE: Leasehold (125 years from 22 November 2006)

SERVICE CHARGE: £5,184 per annum

GROUND RENT: £330 per annum (approx)

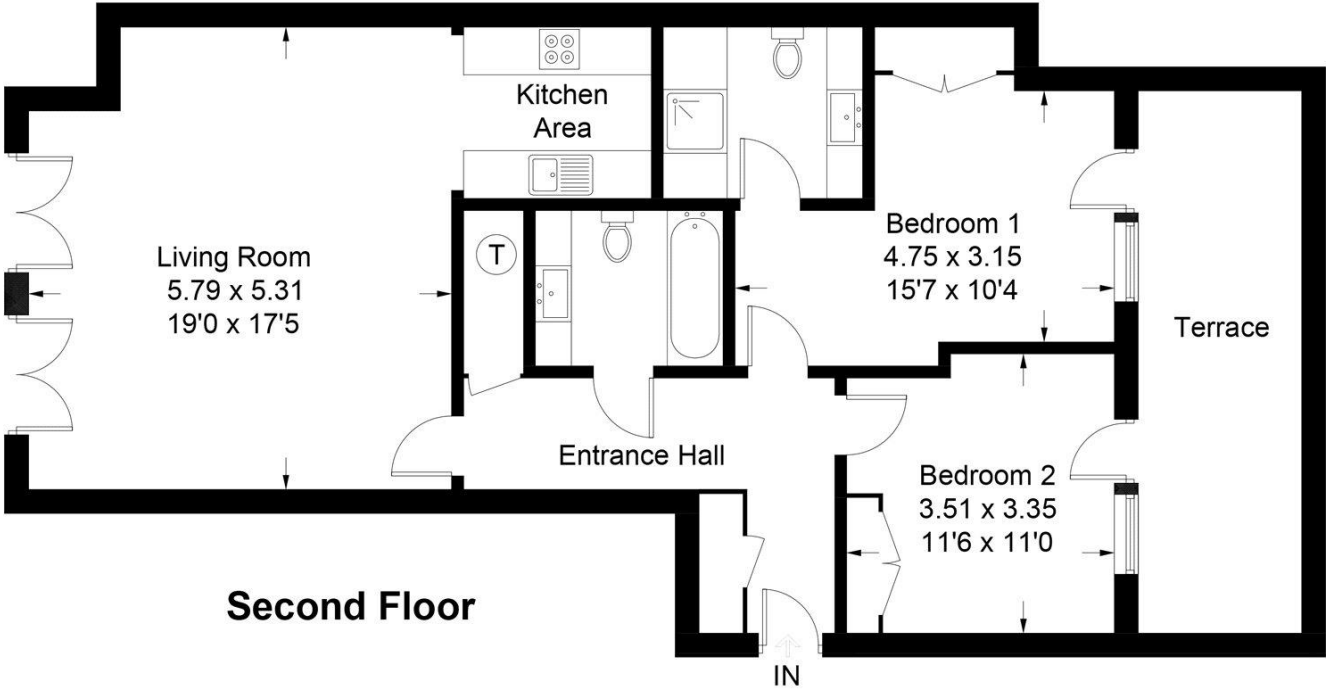
LOCAL AUTHORITY: Cambridge City Council

COUNCIL TAX: Band E

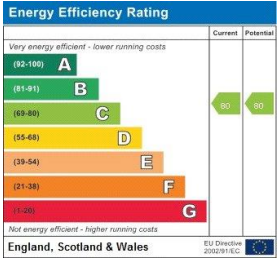
VIEWINGS: Strictly by appointment via Carter Jonas 01223 403330



Approximate Gross Internal Area = 86.8 sq m / 934 sq ft



Second Floor



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Classification L2 - Business Data