



**27 BEAUFORT PLACE**  
Thompsons Lane, Cambridge

Carter Jonas



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## 27 BEAUFORT PLACE, THOMPSONS LANE, CAMBRIDGE, CB5 8AG

- Cambridge City Centre - approx. 0.2 miles
- Cambridge Train Station - approx. 1.5 miles
- Addenbrooke's Hospital - approx 2.7 miles

2 Bedrooms • Modern kitchen • L shape living accommodation • Balcony • Garage • Share of freehold • EPC rating C

### DESCRIPTION

The property offers incredibly bright and spacious accommodation throughout and commands stunning views over Magdalene College, the river Cam and the rooftops of Cambridge's historic core to the front.

The bedrooms both offer far reaching city views and would each accommodate double beds. The open-plan living space is of generous proportions and a large picture window and balcony overlook the river Cam and Magdalene College grounds. The kitchen has been fitted with a range of modern cabinetry with integrated oven and hob and space for dishwasher and fridge freezer. The washer and dryer are housed in a large utility cupboard off the main hallway.

### OUTSIDE

There are beautifully maintained communal garden areas with shrubs and ornamental trees. The property also benefits from a secure gated single garage with up and over door.

**IMPRESSIVE 2 BEDROOM THIRD FLOOR APARTMENT WITH RIVER VIEWS, SITUATED IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT JUST A SHORT DISTANCE FROM THE CITY CENTRE.**



## LOCATION

Beaufort Place is located close to the heart of the medieval historic centre, main shopping centres and the market square of this famous University City. The apartment is located close to Jesus Green, Midsummer Common, The Backs, several Colleges and University Departments and many other amenities and facilities.

## ADDITIONAL INFORMATION

**Tenure:** Share of Freehold

**Service Charge:** Approx. £3,500 per annum

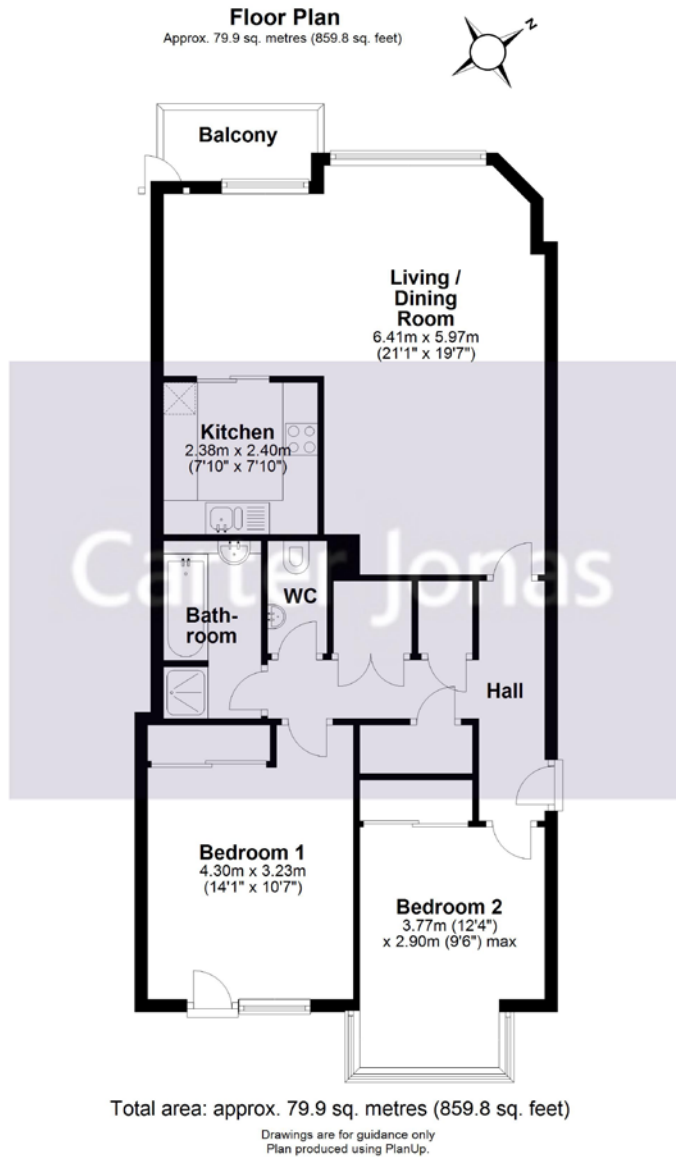
**Services:** Electric heating, mains water, drainage & electricity

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment through the selling agents Carter Jonas 01223 403330







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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#### IMPORTANT INFORMATION

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