



71 THE BELVEDERE
Homerton Street, Cambridge

Carter Jonas

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

- Railway Station - approx. 0.5 miles
- Addenbrooke's Hospital - approx. 1.2 miles
- City Centre - approx. 1.5 miles

Large double bedroom • Concierge facilities • Lift access • Swimming pool & gymnasium • Secure off-road parking • EPC rating B

DESCRIPTION

This immaculately presented apartment is set within the exclusive Belvedere development, ideally positioned for access to the railway station, Addenbrookes Hospital and Cambridge's historic city centre. The apartment is accessed via a secure communal entrance which benefits from an attentive concierge service together with lift facilities and under-croft parking secured by remote operated gates.

This property would be well suited to young professionals and investors alike and is ideal for those looking to make the most of modern city living. The apartment opens into a large entrance hall complete with multiple storage/utility cupboards and offers access to all principal rooms.

There is a spacious bathroom comprising a bath with shower over, integrated vanity unit with built-in shelving and WC. The bedroom is a fantastic space, offering plenty of room for a double or king-size bed and benefits from the inclusion of fitted wardrobes meaning that the room could double up as a home office if required.

The kitchen, set open plan to the living room, offers fully integrated appliances to include a fridge-freezer, electric fan over and gas hob, dishwasher and washing machine. The living room itself is large, with plenty of space for both a dining table and sofa suite.

A STYLISH APARTMENT FITTED TO A HIGH SPECIFICATION STANDING WITHIN AN EXCLUSIVE DEVELOPMENT THAT INCORPORATES LEISURE FACILITIES SITUATED JUST OFF HILLS ROAD, IDEALLY PLACED FOR ACCESS TO THE RAILWAY STATION TOGETHER WITH THE HISTORIC CITY CENTRE.



The wider development at The Belvedere is unmatched in the facilities on offer. The property is offered with a secure parking space and enjoys access to a residents only leisure complex, comprising a well-stocked gymnasium, heated indoor swimming pool and steam room.

ADDITIONAL INFORMATION

Tenure: Leasehold with 125 years from 2006

Ground Rent: £330 per annum (approx)

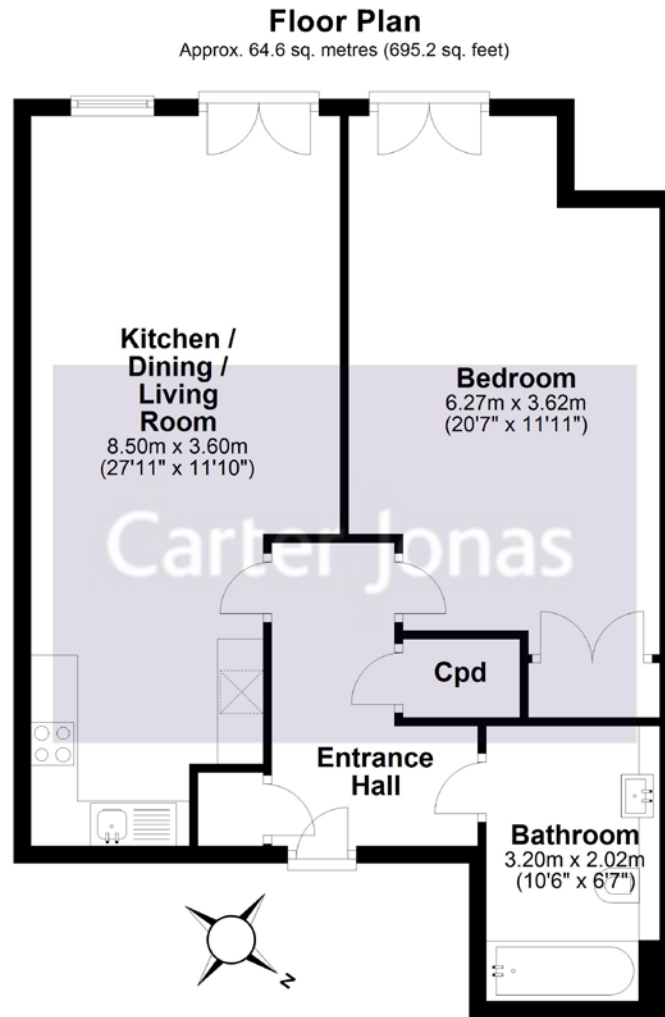
Service Charge: £3,866 per annum (approx)

Services: Mains water, electricity & drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with Carter Jonas 01223 403330





Total area: approx. 64.6 sq. metres (695.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	83	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Offices throughout the UK

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