



THE BELVEDERE
Homerton Street, Cambridge

Carter Jonas

THE BELVEDERE, HOMERTON STREET, CAMBRIDGE, CB2 0NT

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

Immaculately presented 1-bedroom penthouse apartment • En-suite shower room plus additional guest bathroom • Private south facing roof terrace • Secure off-street parking • Concierge service • Unrivalled on-site leisure facilities • No onward chain • EPC rating D

DESCRIPTION

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 and benefits from a dedicated concierge service.

Approached via a communal landing area, the apartment opens into a central hallway, offering access to all other principal rooms and is inclusive of two, spacious storage cupboards. There is also a convenient guest bathroom comprising WC and vanity unit. The main open-plan kitchen/living area is a fantastically bright space with stunning full height ceilings and large double glazed doors opening out on to a private wrap around roof terrace, offering views across the city beyond.

The kitchen has been upgraded to a sleek, contemporary design with a selection of floor and wall mounted white satin units and gloss white quartz countertops. There is a selection of integrated appliances to include a large fridge-freezer, microwave, electric fan oven and hob with extraction over.

A SPACIOUS PENTHOUSE APARTMENT, SITUATED WITHIN THIS EXCLUSIVE DEVELOPMENT JUST OFF HILLS ROAD, COMPLETE WITH A PRIVATE SOUTH-FACING ROOF TERRACE AND UNRIVALLED ON-SITE LEISURE FACILITIES.



There is additional space for appliances such as a dishwasher or washing machine should this be required.

The bedroom is a well-proportioned double room, with large-fitted wardrobes and direct access to the roof terrace via large glass doors. There is an en-suite shower room adjacent to the bedroom, comprising a shower, vanity unit and WC.

The sale is inclusive of a secure under croft parking space accessed via Homerton Street, alongside access to an unrivalled residents only leisure complex, comprising of a well-stocked gymnasium, heated indoor swimming pool and steam room.

AGENTS NOTE

The Belvedere is in receipt of a valid EWS1 fire safety certificate.

ADDITIONAL INFORMATION

Tenure: Leasehold (125 years from 2006)

Service Charge: £3,925 per annum (approx)

Ground Rent: £330 per annum (approx)

Services: Mains electricity, water and drainage

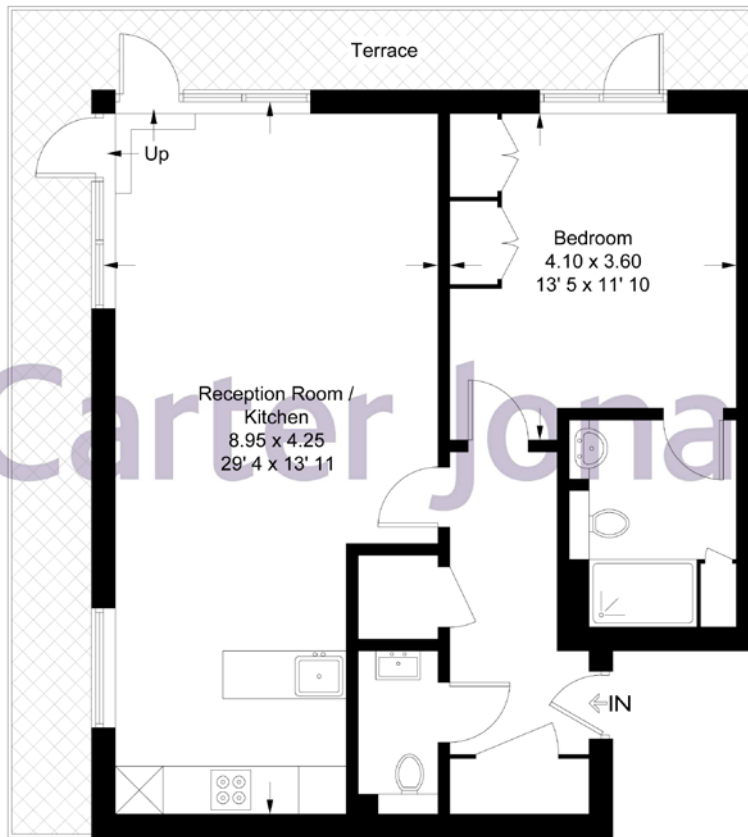
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agent, Carter Jonas 01223 403330



Belvedere

Approximate Gross Internal Area = 704 sq ft / 65.4 sq m



Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	60
(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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