



**66 THE BELVEDERE**  
Homerton Street, Cambridge

Carter Jonas



## 66 THE BELVEDERE, HOMERTON STREET, CAMBRIDGE, CB2 0NU

- Railway Station approx 0.5 miles (7 minute walk)
- Addenbrookes Hospital approx 1.2 miles
- City centre approx 1.5 miles

Ideal Lock and Leave • Two Double Bedrooms  
Superb Open-Plan Living Space • Full-Volume  
Ceiling Spacious Gallery/Reception Landing Space  
Two Parking Spaces

### DESCRIPTION

The Belvedere is a recent development built by Highland Homes and is conveniently situated just south of Cambridge City Centre. Walking distance to Cambridge Railway Station with mainline links to Kings Cross and Liverpool Street stations and Botanical Gardens and the M11 is around 2 miles distant which gives access to the major road links. Local facilities including Cambridge Leisure are close by.

The Belvedere is a contemporary scheme of apartments, with an impressive entrance foyer with lift and a central communal garden with lawns, terraces with benches and beautiful water features. There is also a state-of-the-art residents' gym, swimming pool and steam room. The development is highly secure and managed by a fantastic, dedicated porter team. There is secure bike storage in the gated undercroft parking area and guest parking available to the front of the development in Homerton Street.

An individual property set within this development having wonderful open spaces enjoying a southerly aspect and benefitting an abundance of natural light, wooden floor coverings, underfloor heating and outside space.

**A RARE OPPORTUNITY TO ACQUIRE ONE OF ONLY TWO OF THIS PARTICULAR PROPERTY STYLE WITHIN THIS WELL-REGARDED DEVELOPMENT HAVING BEEN IN THE SAME OWNERSHIP SINCE 2006, VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS INDIVIDUALITY.**



The ground floor comprises: entrance lobby, storage, fabulous open-plan living space, full volume ceiling, large windows, turning staircase to first floor, cloakroom, large opening to kitchen/dining area, integrated appliances, electric Aga, doors and windows to terrace.

On the first floor, a fabulous spacious galleried style landing which could be used as a study or additional reception area, two bedrooms having built-in wardrobes one with ensuite bathroom and the other with shower.

#### LOCATION

Outside, a paved terrace area on two sides enabling outdoor entertaining, private storage and allocated two parking spaces.

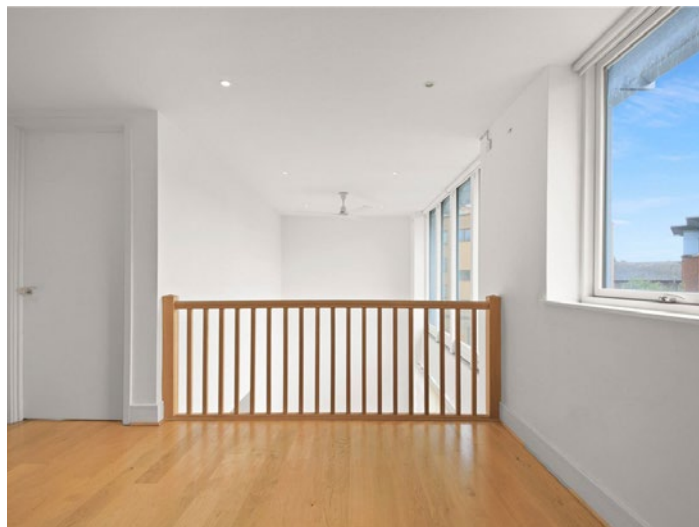
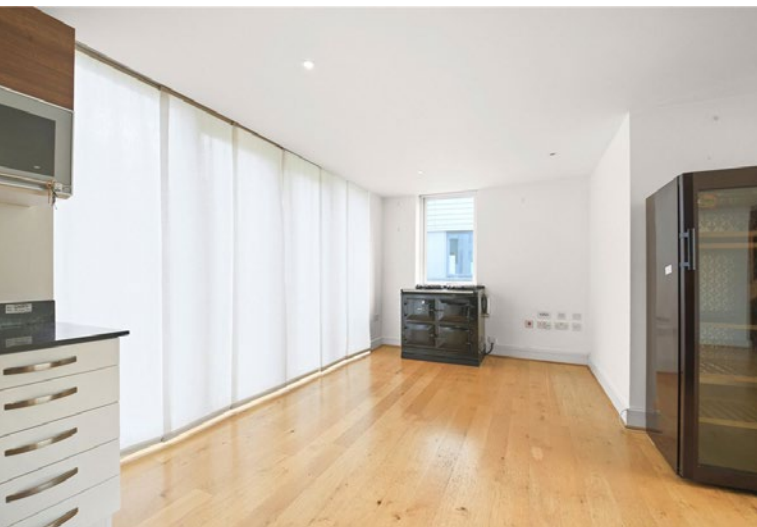
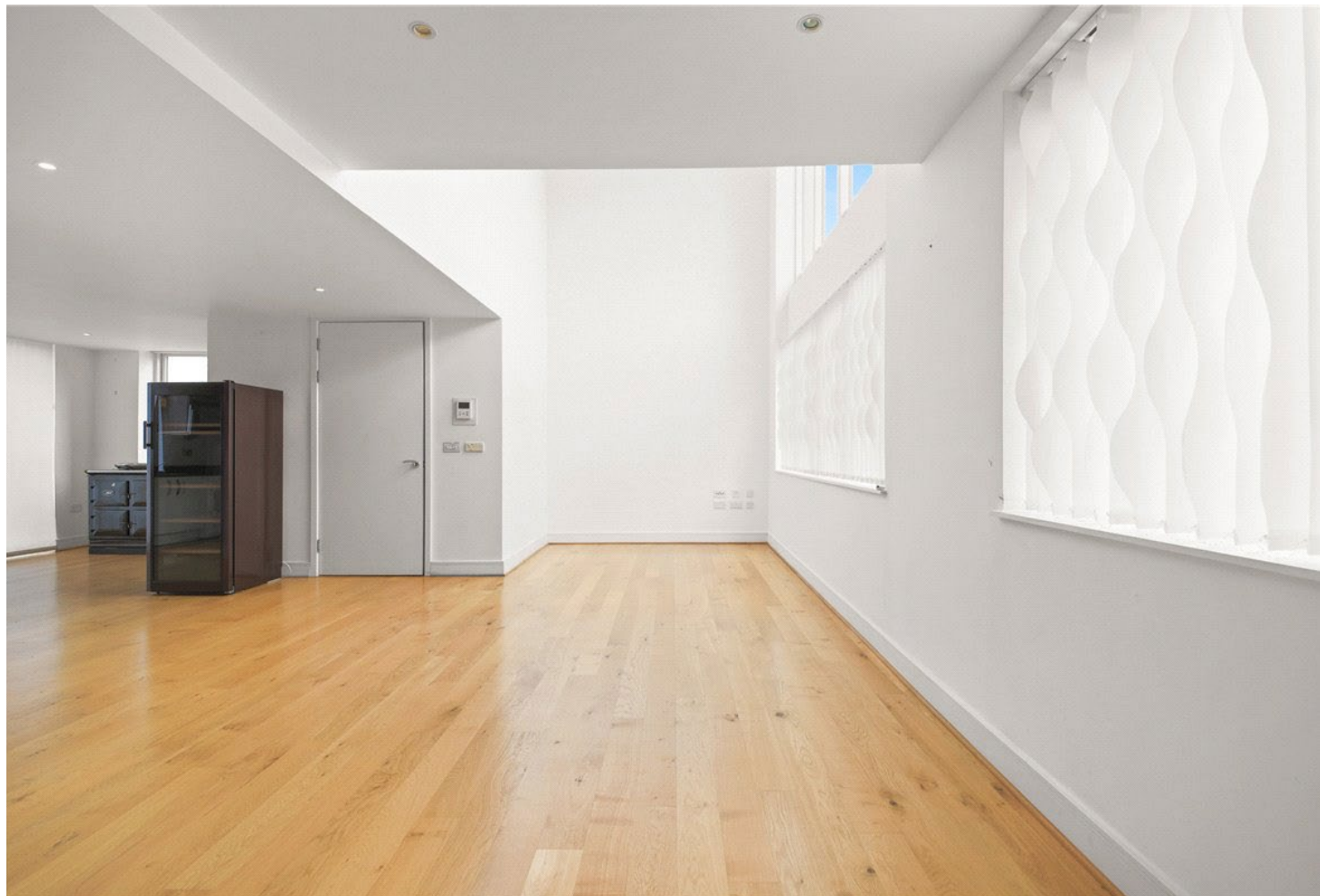
### ADDITIONAL INFORMATION

**Tenure:** Leasehold  
125 years from 2006  
Service Charge £7870 Per Annum  
Ground Rent £330 Per Annum

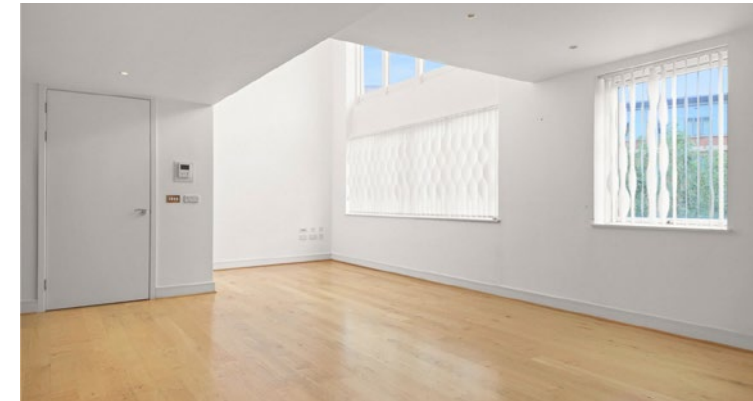
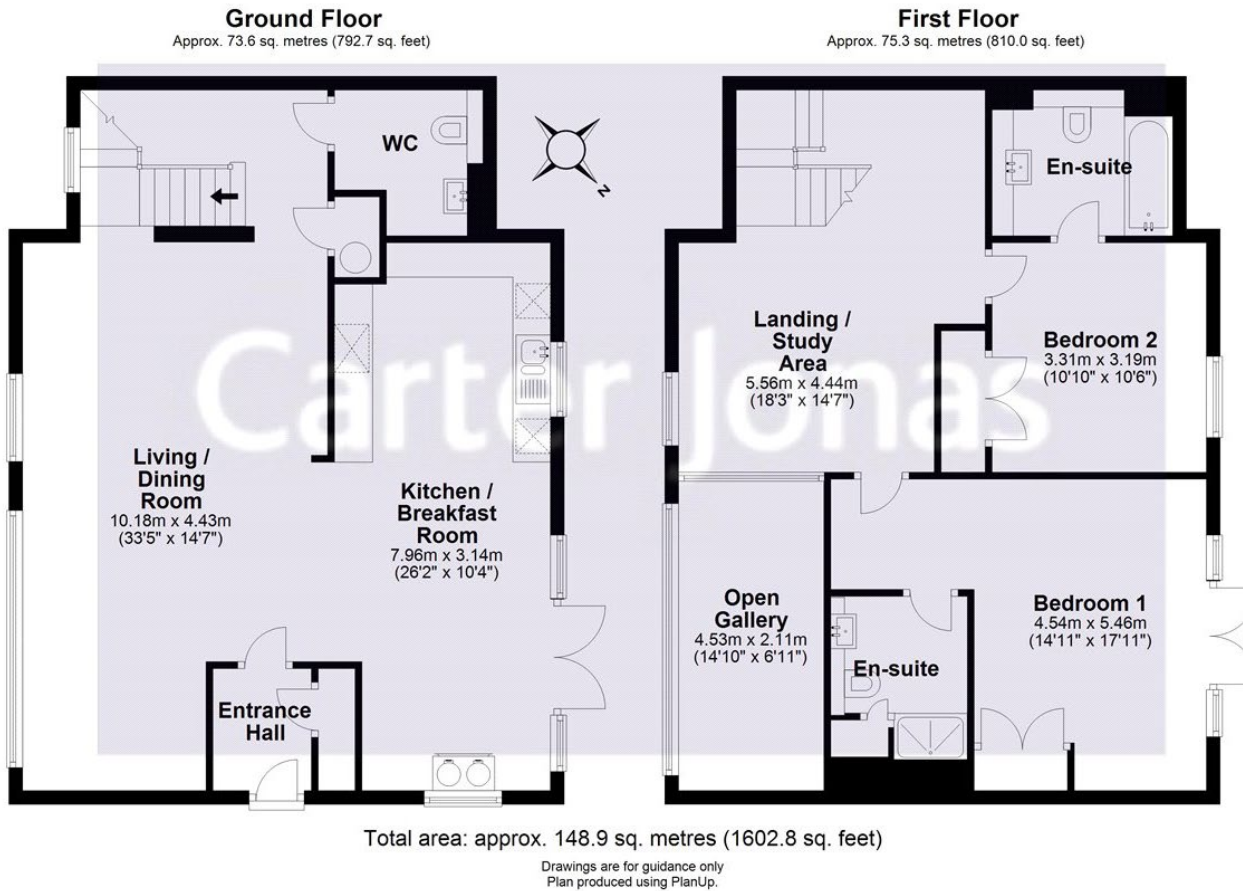
**Local Authority:** Cambridge Council

**Council Tax:** Band G

**Viewing:** By appointment with Carter Jonas  
T 01223 472011







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(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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