



109 Fitzgerald Place

Cambridge, CB4 1WA

pocock & shaw

Residential sales, lettings & management



A stunning penthouse 3 bedroom apartment providing contemporary accommodation over two floors and a large roof terrace with outstanding panoramic views of Cambridge and the river Cam.

EPC rating: B

Fitzgerald Place is a desirable luxury modern development built within the last 10 years or so and is conveniently situated to the north east of the city centre and approached via the new riverside bridge and Chesterton High Street.

109 Fitzgerald Place is one of the largest apartments within the development and was built in 2009. It occupies the top two levels of the building, enjoying wonderful views from its balconies together with a stunning rooftop outlook towards Kings College Chapel from the roof garden.

Viewings by appointment

Rent: £2,350 pcm
Application Fees Apply

The property which is approached via either a staircase or lift has 3 double bedrooms, all situated on the third floor. From the main reception hall the master bedroom is complimented by large windows with riverside windows, balcony, extensive built in wardrobes and a luxury en suite shower room with double shower. Bedroom two is also en suite with an outlook towards the main development. Bedroom three is a double room and there is a family bathroom next door. From the landing a spiral staircase leads to the fourth floor and the main living accommodation. The large sitting/dining room again is positioned to take in the wonderful riverside outlook and double doors lead to decked balcony, an ideal space for al fresco dining. The kitchen has an extensive range of cupboards with granite worktops, built in appliances including an oven and hob, fridge/freezer, dishwasher and washer dryer. There is again a small balcony off the breakfast area. In addition a study or forth bedroom is located on this level.

A spiral staircase and glazed roof door leads to an expansive roof terrace, laid to decking with dining and sitting areas. There are numerous large planters with an irrigation system in place.

Parking is provided via a small secured parking area and one designated space is available. There is a cupboard available on the fourth floor communal landing available for additional storage.

The property is heated via a gas fired boiler and has underfloor heating.

Application Fees (non-refundable)

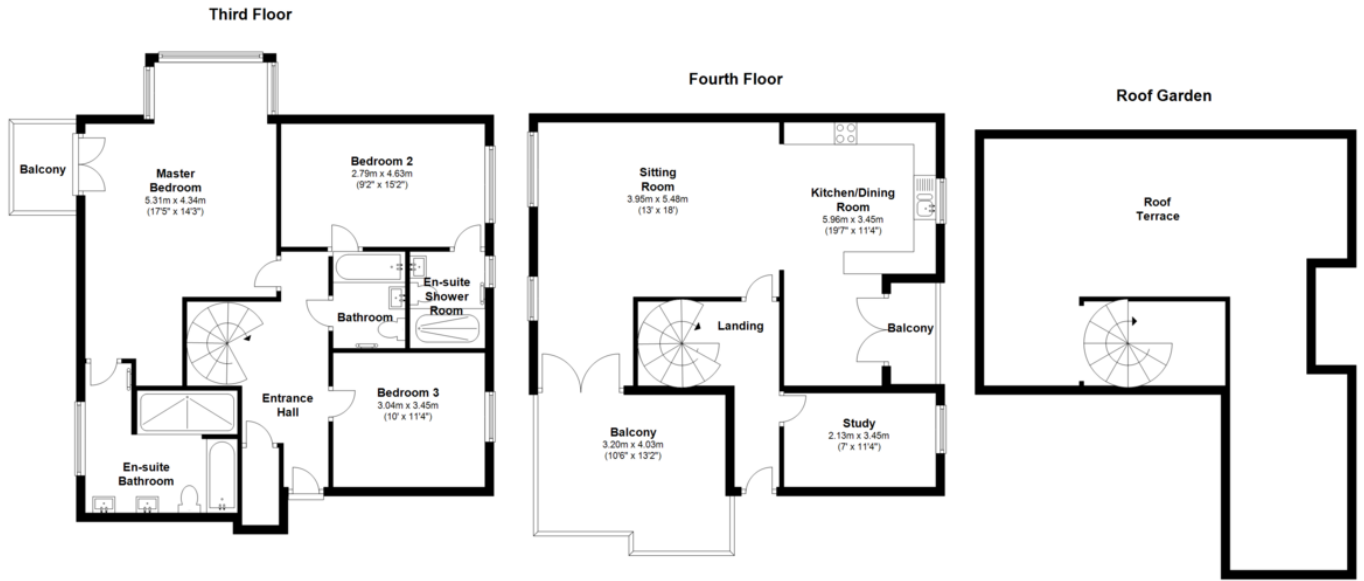
Single person
£200.00 plus a £100 Holding Payment
Company
£270.00 plus a £100 Holding Payment
Couple or 2 sharers
£270.00 plus a £100 Holding Payment
3 Sharers
£340.00 plus a £100 Holding Payment
Guarantor
£70 (charged in addition to the above fees)

Tenancy Renewal Fee & New Agreement Fee if applicable : £80.00

Change of Tenant Fee: £200.00 In shared households where 1 or more tenants wish to leave the property mid-tenancy and therefore find a replacement, Pocock & Shaw will reference a new tenant joining and existing tenancy and issue a new contract and reregister the deposit.)

After payment of fees, holding payment and return of application forms the property will be removed from the market and referencing will commence. **Should you decide not to proceed with the tenancy for any reason, these fees and holding payment will not be refunded.**





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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested