



The Belvedere Homerton Street, Cambridge
CB2 0NU



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Residential sales, lettings & management

122 The Belvedere Homerton Street
Cambridge
CB2 0NU

A well proportioned 1 bedroom apartment in one of the city's most prestigious residential developments located close to the Railway Station.

- Well presented one bedroom apartment
- Prestigious development
- Double bedroom
- Luxurious bathroom
- Fitted kitchen area
- Living area with balcony
- Strip wood flooring with oak top layer
- Residents leisure suite with steam room and gym
- Concierge service
- Secured underground parking space

Guide Price £325,000



The Belvedere is located off Hills Road, one of Cambridge's most popular and prestigious residential areas, conveniently placed for access to local facilities including a multi screen cinema, restaurants, mini supermarkets, Addenbrookes Hospital and the Railway Station.

The development is a high quality scheme with all apartments having good quality fitted kitchen areas, bathrooms with full width mirrors and quality sanitary ware, underfloor heating via Economy10 electric and TV, telephone and data outlets wired to a chassis hub in the hall cupboard.

This stylish apartment is offered with no upward chain and an internal viewing comes highly recommended.

Communal entrance hall with stairs and lift to all floors. Private front door to:

Entrance hallway with cupboard housing hot water tank and plumbing for washing machine, further useful storage cupboard with meter and consumer unit and bespoke timber shelving.

Living room 23'3" x 11'2" (7.09 m x 3.41 m) a well proportioned space with:-

Kitchen area with comprehensive range of fitted wall and base units, sink unit and drainer, built in halogen hob, Kuppersbusch multi function stainless steel faced electric oven with stainless steel chimney extractor hood over, microwave, recessed ceiling spotlights, integrated fridge/freezer, strip wood flooring.

Sitting/dining area with full length windows to courtyard, glazed door to balcony, recessed spotlights, strip wood flooring.

Bathroom with panelled bath with tiled surround and shower over, fitted unit with built in cupboards to side, WC, wash handbasin set in marble surround with large mirror over, extractor fan, shaver point, recessed lighting, recessed shelving to one wall.

Bedroom 13'9" x 9'0" (4.20 m x 2.74 m) with built in wardrobe cupboard to one wall with automatic lighting, hanging rail and shelving, full length window and glazed door to balcony.

Balcony accessed from the living room and bedroom with views over square to the front.

Outside Underground secured parking space. (Bay 1)

Services Mains water, electricity and drainage.

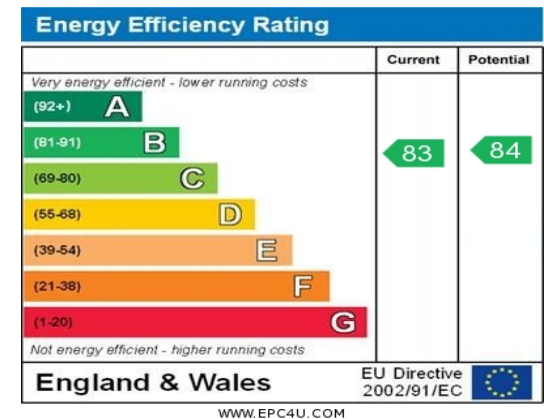
Tenure The property is Leasehold for a term of 125 years from 2006. Ground rent 329.19. Service charge £3060.72 pa.

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Council Tax Band C

Viewing By Arrangement with Pocock & Shaw





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

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