



THE BELVEDERE
Homerton Street, Cambridge

Carter Jonas

THE BELVEDERE, HOMERTON STREET, CAMBRIDGE, CB2 0NT

Convenient for:

- City Centre
- Railway Station
- Addenbrookes Hospital

City centre location • No onward chain • Well-presented throughout • Leisure suite • Concierge • Secure undercroft parking • EPC rating C

DESCRIPTION

The accommodation comprises an entrance hall, sitting/ dining room, kitchen, bedroom and bathroom. The communal aspect of the development is where this truly stands out with a concierge, manicured grounds, undercroft parking and a leisure suite with swimming pool, steam room and gym.

The apartment consists of a spacious entrance hall with two fitted storage cupboards, one of which doubles up as a utility space. The sitting/dining/kitchen is particularly light with a Juliet balcony and ample space for dining and sitting. The kitchen area also provides space for a small table and chairs. The stylishly fitted kitchen offers integrated appliances including a dishwasher, fridge-freezer, oven, microwave and hob. The bathroom is luxuriously fitted with a bath and shower over, vanity sink unit, further storage and WC. The bedroom includes a built-in wardrobe.

A WELL-PRESENTED ONE BEDROOM FLAT IN THE HIGHLY SOUGHT AFTER BELVEDERE DEVELOPMENT CLOSE TO THE RAILWAY STATION AND CITY CENTRE.



LOCATION

The Belvedere is a high-quality, prestigious development of luxury apartments situated in a popular location within easy reach of the city centre and a mainline railway line into London (Kings Cross and Liverpool Street). Excellent local amenities include supermarkets, shops, leisure facilities, coffee shops, restaurants and the lovely Botanic Gardens. Cambridge Leisure with a wide array of restaurants and cinema is very close by. It is also exceptionally well positioned for access to Addenbrookes Hospital. There are excellent road links for commuters via the M11, A11 and A14 and superb schooling in the area for all age groups.

ADDITIONAL INFORMATION

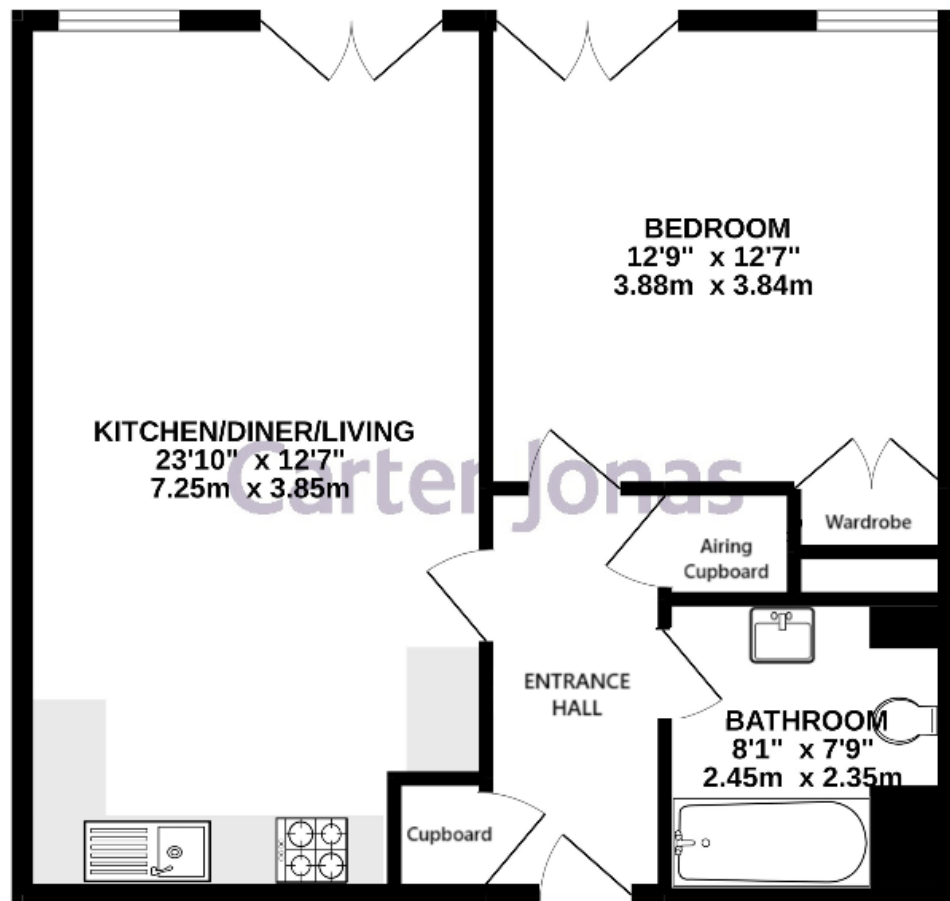
Tenure: Leasehold. The lease length is currently 106 years. The ground rent is £330 per annum, and the service charge is estimated at around £3,500 per annum

Services: Mains water and electricity

Local Authority: Cambridge City Council

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





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (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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