



Radcliffe & Rust are pleased to offer, for sale, this stunning first floor flat. Located in the popular recent development of Beacon Rise on Newmarket Road, there is a whole host of local amenities within easy walking distance. These include a Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive Centre. The very centre of the City is also within easy reach with it being approximately 1 mile away making it a short cycle ride or leisurely stroll into town. For the commuter, the central train station is around 1 mile away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is around 1.6 miles away.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this fantastic two bedroom apartment in the popular development of Beacon Rise, CB5. This bright and modern apartment is positioned on the first floor and offers spacious living space with a private balcony and one allocated parking space in the secure underground carpark beneath the development.

The apartment is accessed via an intercom system at the downstairs entrance offering the new owner piece of mind knowing they will have a good level of security at their property. There are lifts at each end of the building leading to all floors as well as the stairs. Positioned at the rear of the development, the property has views of the allotments behind the building and Cambridge rooftops beyond.

Once inside the property, you are welcomed into a spacious hallway with crisp white walls and light grey wooden style flooring. Within the hallway there is a storage cupboard and ample wall space for additional coat and shoe storage if required. The first room you come to is bedroom one. With large windows flooding the room with light, within the bedroom there is a built-in wardrobe with double doors and ample space for a double bed and additional furniture. Bedroom one has the added bonus of an en-suite with a walk-in shower with sliding glass door, W.C., hand basin and stainless steel heated towel rail. Next to bedroom one is bedroom two. Another great sized double, this generous room also enjoys the large windows and offers a multitude of layout possibilities for the new owner's furniture. Perfectly positioned opposite the bedrooms is the main bathroom. The main bathroom has a bath with overhead shower, W.C., hand basin and stainless steel heated towel rail.

At the end of the hallway is the open plan kitchen, dining and living space. The kitchen area has white gloss, handle-less wall and base units set against a grey worktop and upstand. Within the kitchen there is an electric oven and integrated microwave / grill above, induction hob, overhead stainless steel cooker hood, integrated washing machine, integrated dishwasher and integrated full height fridge freezer. The dining and living end of the room can comfortably fit a dining table for at least 4 - 6 people and a large L-shaped

sofa. At the end of this room, there is a full glazed door and full length windows leading to the property's balcony. This private outdoor space has been decked with grey coloured decking and can fit a small dining table and chairs or outdoor sofa if required.

Underneath the property, there is a secure private carpark with bike storage. The property has one allocated parking space and access to the secure bike storage.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Leasehold
Council tax – Band C - £1,999 for 2024 - 2025 (Cambridge City Council)
Lease length: 125 Years
Years remaining: 118 years remaining
Ground rent: £350.00
Service charge: £1,662.00

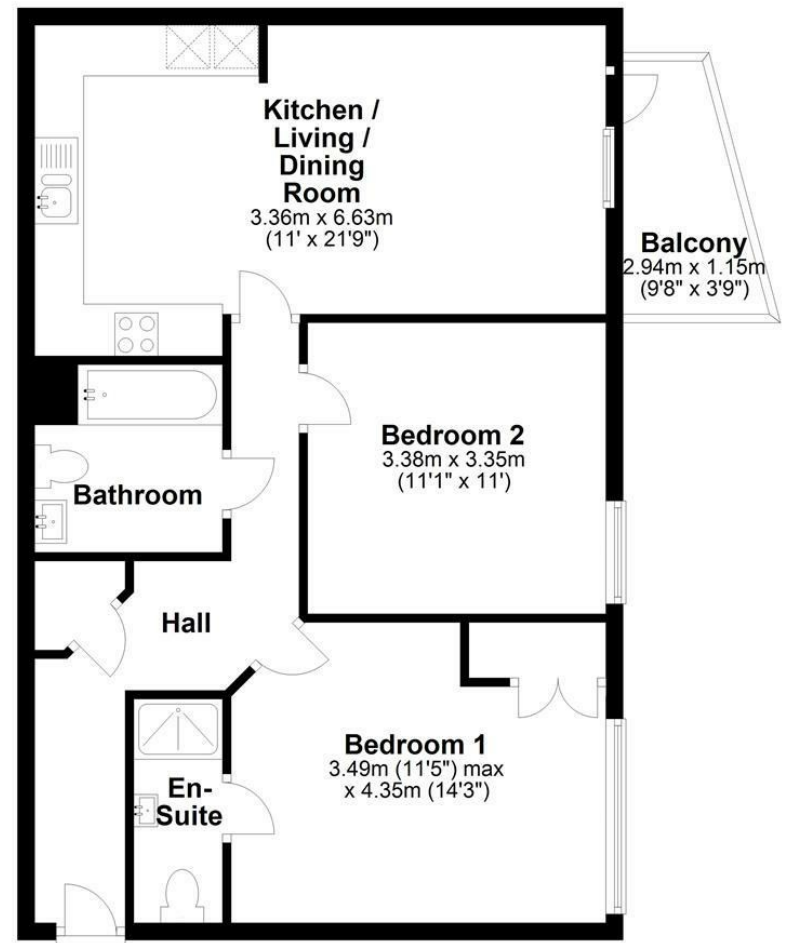
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Floor Plan
Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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