



Radcliffe & Rust are delighted to offer, for sale, this bright and inviting third floor apartment. 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 by train 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 modern one bedroom apartment in the popular development of Beacon Rise, CB5. Located within walking distance of Cambridge city centre and with fantastic amenities close by, including Newmarket Road Retail Park and The Beehive Centre which include shops, eateries and gyms, this property offers a prime position within the city. The property is on the third floor of the building and offers one double bedroom and a generous open plan kitchen, dining and living space which leads to a private balcony.

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 stairs. Upon entering the property, you are welcomed into an L-shaped hallway with a large storage cupboard with double doors and the intercom telephone. The hallway and throughout the apartment has crisp white walls and grey wooden style flooring creating flow and continuity throughout the spaces. The first room you come to on the right hand side of the hallway is the bathroom which has a bath with overhead shower, W.C., hand basin, stainless steel coloured heated towel rail and neutral coloured wall tiles. Almost opposite the bathroom is the bedroom. A good sized double, the bedroom is flooded with light thanks to the full height window. At the end of the hallway is the open plan kitchen, dining and living space. The kitchen has white gloss handle-less wall and base units with a contrasting grey worktop. Within the kitchen there is an electric oven with

integrated microwave grill above, stainless steel one and a half sinks, induction hob with overhead cooker hood and integrated fridge, freezer, dishwasher and Zanussi washer dryer. The dining and living end of this room could house a dining table for four people with a sofa and additional furniture as required. At the end of this room, there is a fully glazed door with full length window leading to the property's private balcony which offers the perfect spot to relax after a busy day.

Included as part of the property sale, there is one allocated parking space in the secure underground carpark beneath the building where there is also secure bike storage. To the rear of the building, there are communal gardens which are maintained by the building's caretakers.

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

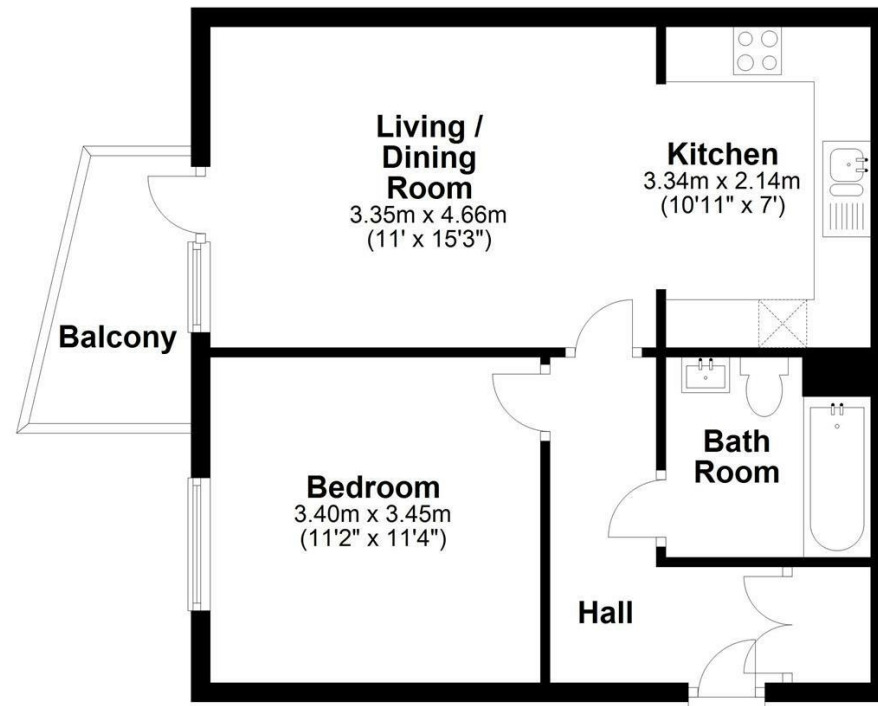
Tenure: Leasehold
Council tax – Band B - £1,749 for 2024 - 2025 (Cambridge City Council)
Lease length: 125 Years
Years remaining: 118 year remaining
Service charge: £1,544.00 Per annum
Chain details: No Onward Chain





Floor Plan

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 47.2 sq. metres (508.1 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		80	80
(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	

