





Radcliffe & Rust are delighted to offer, for sale, this bright and modern fourth floor apartment. Offering two double bedrooms, a fantastic spacious balcony and an allocated parking space in the secure carpark located under the building, the property is offered on a chain free basis.

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 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 stunning two 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 fourth / top floor of the building and offers a generous open plan kitchen, dining and living space which leads to a huge wrap around balcony overlooking Cambridge's rooftops. The balcony offers views of both the front and rear of the Beacon Rise building and makes the apartment the perfect place to relax and entertain.

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. This property is located on the fourth floor. Upon entering the property you are welcomed into the L shaped hallway with bedrooms at either end of the hallway and the open plan living and kitchen space in the middle. With natural wooden coloured flooring and crisp white walls, the modern hallway sets the scene for the style of the rest of the property. Within the hallway there are three storage cupboards, one of which houses the property's air filtration system whilst the other two can be utilised for storage of outdoor clothing and household items. The first room you come to on the left hand side next to the front door is bedroom two. This good sized double has large dual aspect windows overlooking the side and rear of the building and could comfortably fit a double bed and additional storage furniture as required. Next to bedroom two is the main bathroom which has a bath with dual shower heads and glass screen, countertop hand basin with cupboard storage below and a built-in vanity W.C. with shelf above. The bathroom vanity is a dark wood colour and has a white shelf above whilst the walls where the bath, hand basin and W.C. are positioned have grey rectangle shaped wall tiles. In the main bathroom there is also a stainless steel coloured heated towel rail and heated light-up mirror.

Next to the main bathroom is the open plan kitchen, living and dining space. This generous L shaped room is flooded with light thanks to the two full length dual aspect windows, as well as the French doors leading to the property's private balcony making it the perfect place to utilise the indoor outdoor living concept. The kitchen has grey gloss handleless wall and base units with a contrasting white gloss worktop and purple coloured splash back. Within the kitchen, there is

an oven with built-in microwave grill above, hob, cooker hood, wine fridge, integrated dishwasher, full height fridge / freezer, washer dryer and one and a half stainless steel in-built sinks. The dining end of the room could easily sit at least four to six people while the living space is large enough for an L-shaped sofa, chair and additional furniture.

At the opposite end of the hallway to the front door is the master bedroom. Another great sized double, the space has been cleverly utilised by adding large built-in wardrobes with white gloss doors along one wall offering ample storage space whilst the rest of the room could comfortably fit a double bed and additional furniture. The master bedroom has the added bonus of an en-suite which has the same coloured vanity and wall tiles as the main bathroom with a walk-in shower with glass sliding door, dual shower heads, W.C., heated towel rail, heated light-up mirror, counter top hand basin and cupboard storage underneath.

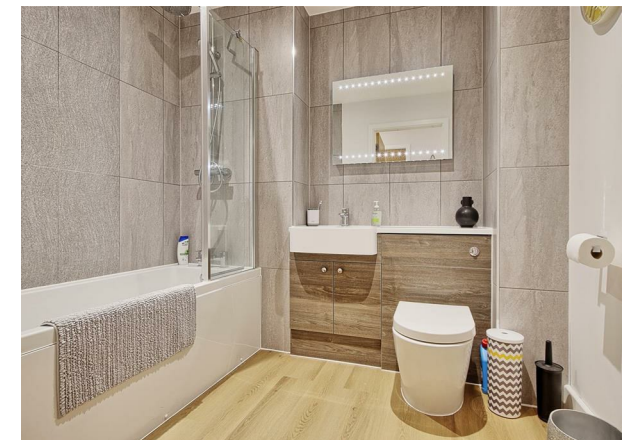
The apartment's private balcony is the real jewel in the crown for this property. Accessible from the living and dining space, the balcony wraps around the front and both sides of the apartment and offers views over Newmarket Road to the front and the allotments and Cambridge treetops and rooftops to the rear. Having a balcony this extensive is a real luxury and the safety glass surround means the views are uninterrupted. The area of the balcony overlooking the rear of the building is large enough for a large dining table and chairs meaning al fresco dining can be a daily occurrence during the warmer months.

Included as part of the property sale, there is an allocated parking space in the secure underground carpark beneath the building. Within the carpark 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.

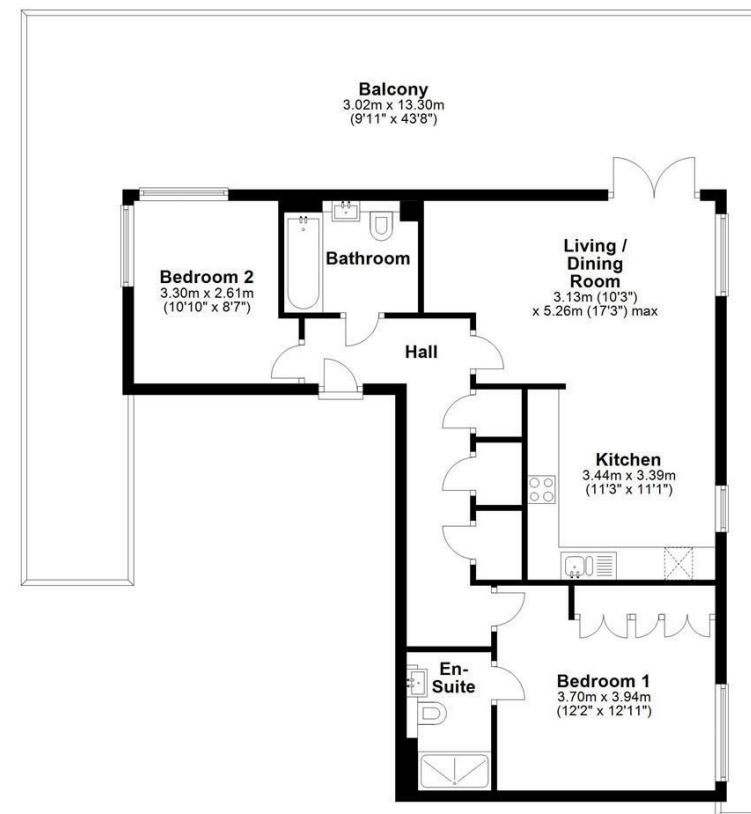
### Agents notes

Tenure: Leasehold  
Council tax – Band C - £1,999 for 2024 - 2025 (Cambridge City Council)  
Lease length: 125 Years from 2016  
Service charge: £2,093 per annum (approximately)





**Floor Plan**  
Approx. 75.0 sq. metres (807.4 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



