



Radcliffe & Rust Estate Agents Cambridge are delighted to present this superb one-bedroom apartment, for sale, within the highly sought-after Benson Place development, just off Huntingdon Road, Cambridge, CB4. Built as part of a thoughtfully designed modern community, Benson Place combines contemporary architecture with peaceful, leafy surroundings, offering residents a tranquil yet convenient lifestyle. The development benefits from beautifully maintained communal areas, secure bicycle storage, and easy access to an array of local amenities including shops, cafés, and restaurants on nearby Castle Hill and Histon Road. There is a strong sense of community within the area, enhanced by its close proximity to the city centre and open green spaces such as Jesus Green and Midsummer Common. With excellent transport links via the A14, M11, and Cambridge North station, along with convenient access to the Science Park, University colleges, and Addenbrooke's Hospital.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this beautifully presented one-bedroom top-floor apartment in the highly sought-after Benson Place development, located just off Huntingdon Road, Cambridge, CB4. Set within a quiet residential area yet close to the city centre, this stylish home offers bright, modern living and the rare advantage of a private balcony with elevated views across the treetops of this desirable part of the city.

The property is accessed via a communal entrance with an intercom system, providing both security and convenience. Inside, a welcoming hallway leads to all rooms, including a modern shower room with neutral tiling, chrome fittings, and wood-effect accents that add warmth and texture.

The double bedroom is neutrally decorated, featuring a sloped ceiling and a cosy, tranquil feel, offering ample space for furniture and storage.

The open-plan kitchen/living/dining room is the true heart of the home — an impressive, light-filled space with a vaulted ceiling and striking floor-to-ceiling windows that flood the room with natural light. The modern fitted kitchen features sleek white cabinetry, integrated appliances including a fridge/freezer, washing machine, oven and hob, and smooth grey work surfaces for a clean, contemporary finish. The living area comfortably accommodates both lounge and dining zones, with warm wood flooring and crisp white

walls, offering the perfect balance of comfort and modern style. A door leads to the private balcony, allowing a seamless indoor-outdoor flow — perfect for morning coffee or evening relaxation, while enjoying leafy rooftop views.

Outside, residents benefit from well-kept communal grounds and bicycle storage. Benson Place enjoys a prime location within easy reach of Cambridge city centre, the River Cam, and Jesus Green, as well as local amenities on Histon Road and Castle Hill. Excellent transport connections via the A14, M11, and Cambridge North station make this an excellent choice for professionals, commuters, or those seeking a stylish home in a peaceful yet convenient setting.

Please call us on 01223 307898 to arrange a viewing and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Council tax band B

Tenure: Leasehold - Share of Freehold

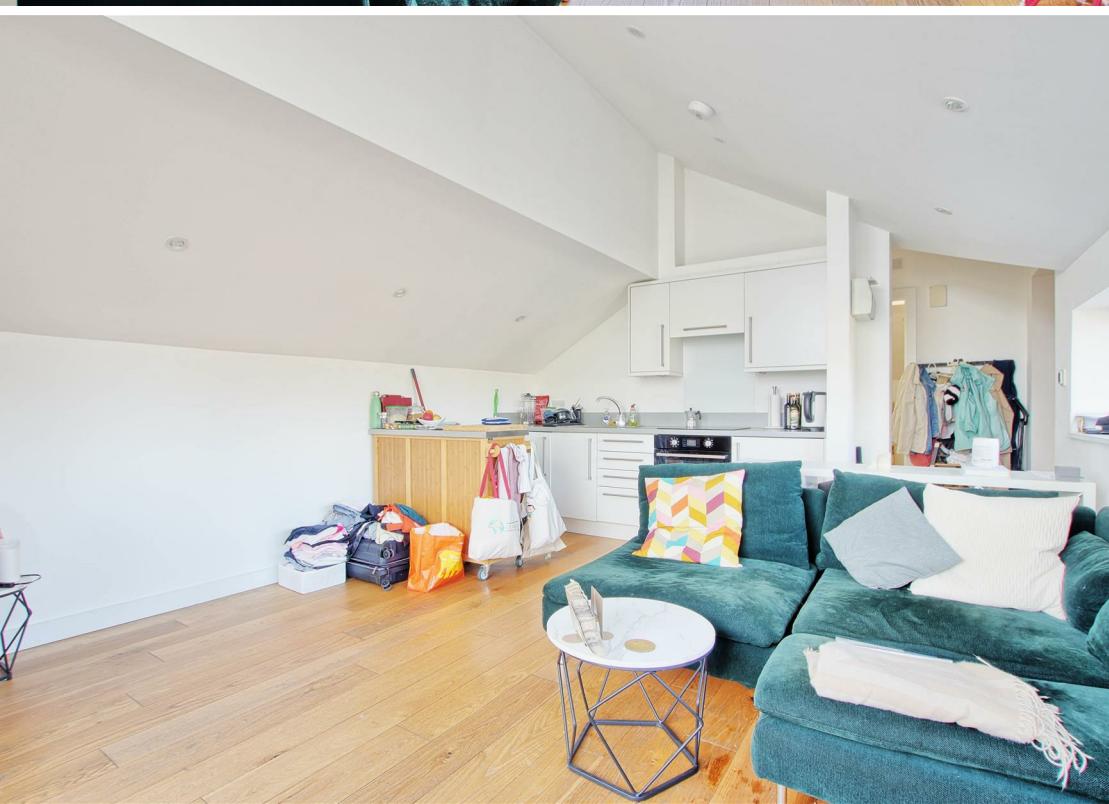
Ground Rent: £0

Service Charge: Circa £1,900 per annum

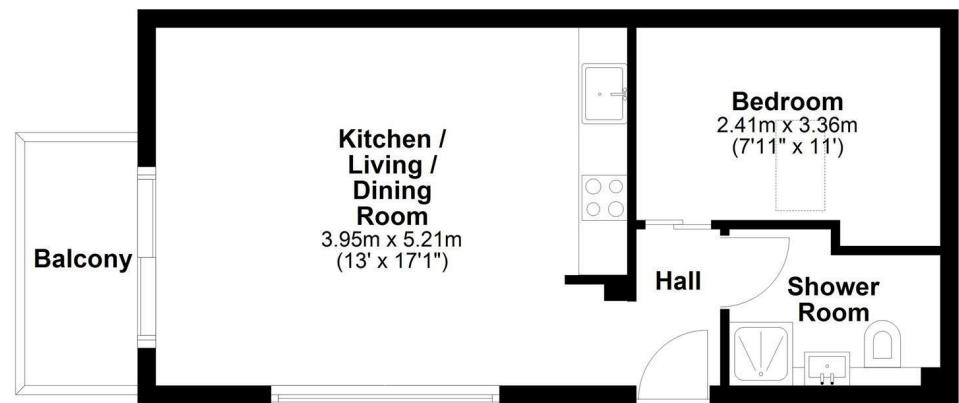
Lease length: 999 years from 2014. 988 years remaining.

Current rent: £1,450





Floor Plan
Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 34.2 sq. metres (368.6 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		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(31-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

