



Radcliffe & Rust Estate Agents Cambridge are delighted to offer, this bright and spacious two bedroom apartment on Riverside Place, CB5. Riverside Place is a development of modern and spacious apartments built by Wates builders in 2005. This prestigious development is set back attractively from Cambridge's Riverside offering peaceful views of the Cam. The property itself, is situated on the third floor and enjoys wonderfully open plan modern living accommodation with treetop views. Situated within walking distance of the River Cam, parks and open spaces, Riverside Place is just over 1 mile from Cambridge city centre. Cambridge train station is less than two miles from the property and Cambridge North train station is only 1.5 miles away, which is around an eight minute cycle ride. A footpath to the side of the building means the large Tesco superstore on Newmarket Road is only a three minute walk from the property as well as the other amenities on Newmarket Road being within easy walking distance.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this spacious and well-presented two bedroom third floor apartment, enviably positioned within a secure riverside development.

The development is accessed via a well-maintained communal entrance with concierge desk and secure entry system, leading into a smart communal lobby. From here, stairs and a lift provide access to the upper floors. The apartment itself is accessed via a private front door with intercom system, opening into a welcoming entrance hall.

The entrance hall is a generous space, finished with warm wood-effect flooring that continues through to the main living areas, complemented by neutral walls and recessed ceiling spotlights. There are ample storage cupboards in both bedrooms and hallway, with the layout flowing naturally through to the heart of the home.

The open plan living, dining and family room is an impressive and versatile space, measuring over 30 feet in length. This bright and inviting room is finished with wood-effect flooring, soft neutral walls and contemporary wall lighting, creating a warm yet modern atmosphere. The living area comfortably accommodates multiple sofas and additional furniture, while still allowing clear definition for a dining area, which is perfectly positioned between the living space and kitchen. Additionally, there are two alcoves that are useful as study areas

Large glazed doors lead out onto the private balcony, drawing in natural light and creating a strong connection with the outdoors. The balcony enjoys elevated views over the River Cam and surrounding greenery and is finished with timber decking and a glass balustrade, offering space for a table and chairs and making it ideal for relaxing or entertaining.

Adjoining the dining area is the modern kitchen, fitted with sleek cream wall and base units with brushed metal handles and complementary light worktops. The kitchen is well laid out and practical, featuring an integrated oven, electric hob with extractor hood, dishwasher, washing machine and fridge/freezer. The tiled splashback in warm earthy tones adds texture and contrast, while under-cabinet lighting and recessed ceiling spotlights ensure the space is both functional and inviting.

The apartment's sleeping accommodation is positioned to the rear, providing a peaceful retreat from the main living areas. The main bedroom is a well-proportioned double, finished in soft neutral tones with plush carpeting, built in wardrobe and a large window overlooking the rear aspect. This room benefits from its own en-suite shower room, fitted with a walk-in shower cubicle with glass screen, W.C., pedestal wash basin, heated towel rail and contemporary white tiling, creating a clean and modern finish.

Bedroom two is another generous double room, furnished with twin beds, also carpeted and decorated in calm, neutral colours. This flexible space is ideal as a guest bedroom, private office or additional double, with ample room for freestanding furniture.

The main bathroom is centrally located and finished to a modern standard, featuring a bath with shower over and glass screen, W.C., pedestal wash basin, heated towel rail and neutral wall tiling. The space is bright, clean and well maintained, complementing the overall feel of the apartment.

Externally, residents have access to well-kept communal green spaces and secure bike storage. The property further benefits from one allocated parking space located within a secure private garage, additional visitor spaces to the front of the building too, providing convenience and peace of mind.

This substantial apartment offers over 1,150 sq. ft. of well-balanced accommodation making it much more spacious than your average two bed.

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

#### Agent Notes

Deposit £2,596

Council tax band D

No pets due to the building lease

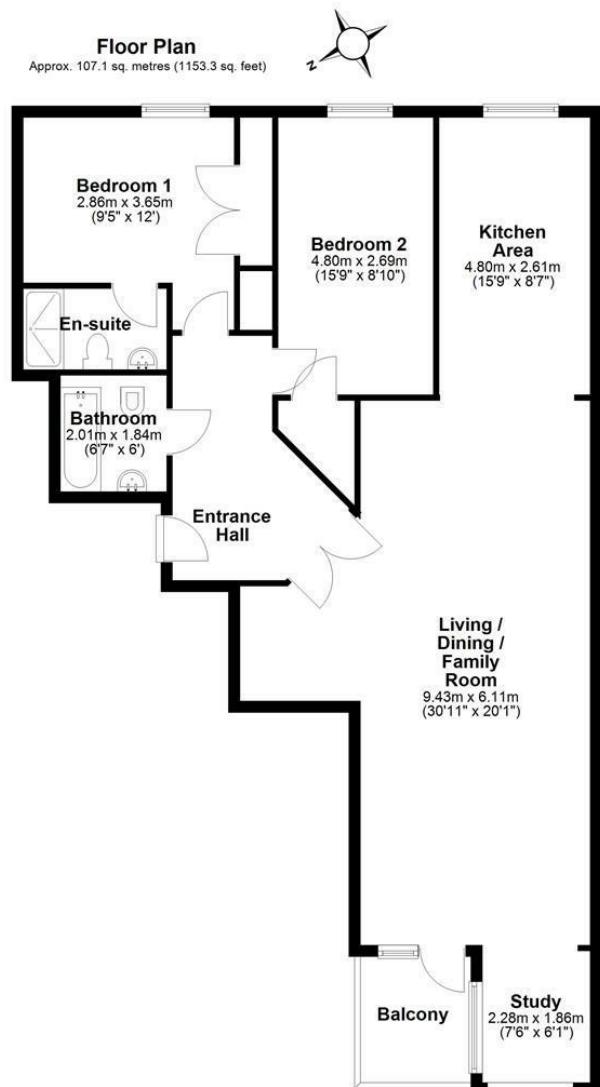
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent \* 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Total area: approx. 107.1 sq. metres (1153.3 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		85	
EU Directive 2002/91/EC			

