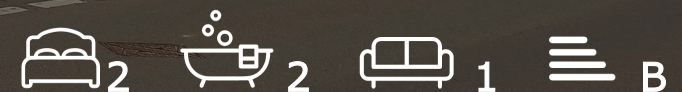




1 The Beech Building, Rudduck Way
Cambridge, CB3 1BF

Guide price £479,500



1 The Beech Building, Rudduck Way

Cambridge, CB3 1BF

- Private Access
- Underground Parking
- No Onward Chain
- Excellent Condition

A wonderful two-bedroom ground floor apartment in the highly regarded Beech Building, built by the Hill Group in 2019 and comprising over 900 sq ft. The property benefits from its own private access, underground parking and no onward chain.

Upon entry, there is a welcoming hallway set behind a frosted glass entrance, allowing natural light to flow into the space. There are also two large storage cupboards, providing excellent storage, with one currently used as a utility room.

Leading through the property, the first bedroom is a spacious double with a dual aspect and large windows, giving the room a bright and airy feel. Opposite is the modern family bathroom, comprising a shower over the bath, WC, basin and heated towel rail. Recessed storage and stylish tiling around the shower area further enhance the high-quality finish.

The kitchen and living space is open plan, creating an impressive and sociable heart to the home. The kitchen is finished with sleek units and integrated appliances, including a tall fridge freezer, induction hob, dishwasher and undermount sink, giving the space a clean and seamless finish. The room offers plenty of space for both living and dining, while large





windows, an off-square layout and above-standard ceiling heights make it feel particularly spacious and unique.

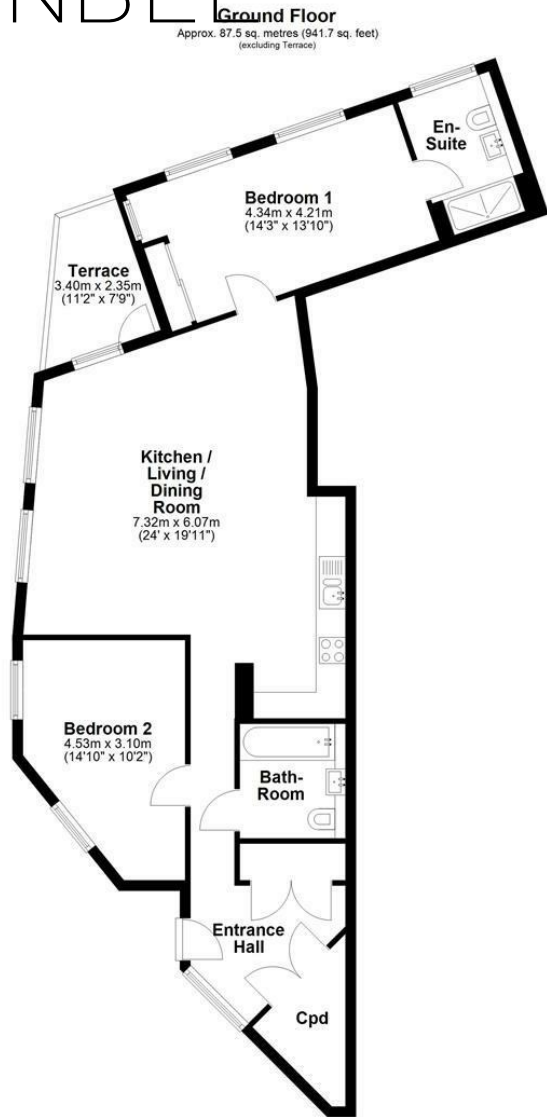
The principal bedroom is positioned towards the rear of the property and is the larger of the two doubles. It benefits from fitted wardrobes and an en-suite shower room, completed to the same high specification as the family bathroom. With two aspects and three large windows, the room enjoys excellent natural light.

The property also benefits from a private outdoor terrace, underfloor heating throughout and, thanks to the privacy of its own entrance, offers a rare opportunity to acquire a ground floor apartment of this nature in the ever-developing Eddington.

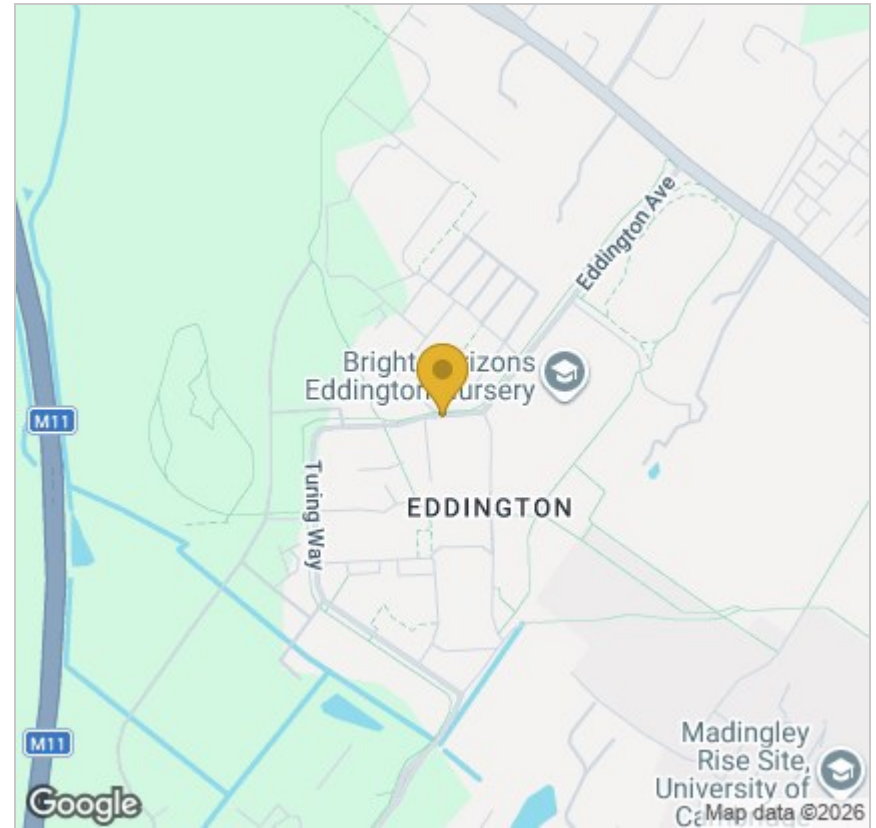
Just moments from the highly regarded Cambridge University Primary School, Sainsbury's and the wide range of Eddington amenities, the property is perfectly suited to those looking for modern, high-quality living with excellent access both into and out of the city.

///descended.pose.studio

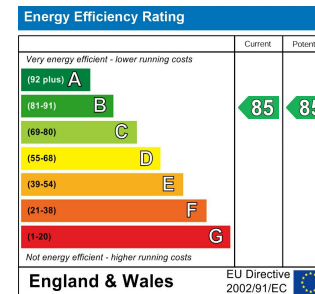




Total area: approx. 87.5 sq. metres (941.7 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold with 992 years remaining. The Service Charge is £2,500 p.a., and there is no Ground Rent.

Council Tax Band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com