



45 BEAUFORT PLACE

Thompsons Lane, Cambridge, CB5 8AG

BKnowles 
CITY & COUNTRY PROPERTIES

A two bedroom apartment located on the third floor of this highly desirable development situated close to the river, colleges and nearby to Jesus Green.

Situation

Cambridge North railway station 3.1 Miles
Cambridge Central railway station 2.7 miles
Addenbrookes Hospital 4.6 miles
Stansted Airport 30 miles

Accommodation:

Entrance hall | | kitchen | open plan living/dining room |
master bedroom with en suite shower and second bedroom |
bathroom with shower above | balcony | garage



Description

With excellent and much sought after private balcony the apartment offers a unique opportunity to reside in one of Cambridge's most delightful locations. It is located on the third floor with stair and lift access, secure gated entrance, video entry system and benefits from its own single garage with up and over door.

Hallway

Open plan living/dining room

5.87m x 4.90m (19'3" x 16'1")

Kitchen

3.09m max x 2.39m (10'2" max x 7'10")

Bedroom 2

3.88m x 2.70m (12'9" x 8'10")

Bedroom 1

4.78m max x 2.78m (15'8" max x 9'2")

Bathroom with shower above

En suite shower room

Balcony

All measurements are approximate

GUIDE PRICE

£ 725,000

LOCAL AUTHORITY

Cambridge City Council 01223 457000—<https://www.cambridge.gov.uk/>
Council Tax Band - G

VIEWING

Strictly by appointment with Bridgit Knowles Ltd
Tel: 075000 61734
Email: enquiries@bridgit-knowles-ltd.co.uk

OUTSIDE

The development is accessed by a secure gated vehicular entrance and pedestrian gate with brick paved courtyard and garage en bloc
Permit Parking for visitors only can be obtained via Cambridge County Council
<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/parking-services/resident-parking-schemes/cambridge-resident-parking-schemes/cambridge-resident-parking-permits>

GENERAL INFORMATION

SERVICES

The property is connected to mains electricity, water and drainage.

TENURE

The property is being offered for sale Leasehold, with a share of the Freehold
999 years from 1 April 2024
Service charge: £4,696.63 per annum figures for 25 March 2026 to 24 March 2027
Ground Rent – NIL
Energy Performance Certificate Band D

Mobile Coverage, Broadband Speed and Flood Risk have been added in the photos.
Information was taken from Ofcom and www.gov.uk/check-long-term-flood-risk on 11.5.2026 whilst it was accurate at the time of listing we suggest you carry out your own independent checks



Location

Built in the 1980's Beaufort Place is located in a sought after area on Thompsons Lane which is accessed from Bridge Street. The apartment is conveniently situated within walking/cycling distance of the City Centre, the River Cam and Jesus Green which has an outdoor Lido and tennis courts.

The City offers a wide range of recreational and cultural facilities, well regarded pubs, bars and restaurants all within walking distance.

Schooling for all ages is situated within the City for both independent and state sectors.

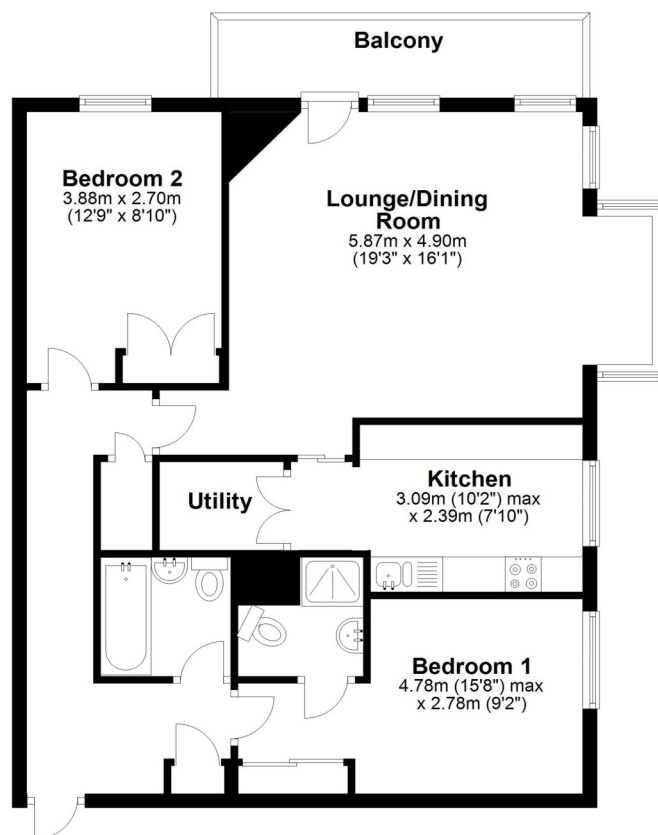
For the commuter there are two railway stations in the City and Cambridge North with a regular service to London Kings Cross and Liverpool Street, approximately 50-60 minutes and direct road links to the M11, A14 and Stansted Airport



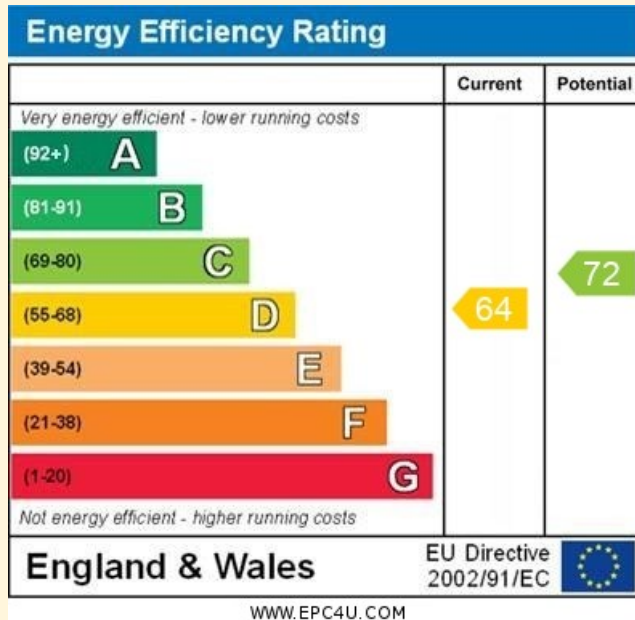


Third Floor

Approx. 76.1 sq. metres (819.5 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)



Important Notice Bridgit Knowles Ltd, their clients or any joint agents give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They do not have authorisation to make or provide any representation or warranty in relation to this property. They assume no responsibility for any statement that may be made in these particulars. All areas, measurements and distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bridgit Knowles Ltd have not tested any services, equipment or facilities nor carried out a survey. Purchasers must satisfy themselves by inspection or otherwise.

BRIDGIT KNOWLES LTD
enquiries@bridgit-knowles-ltd.co.uk

075000 61734
www.bridgit-knowles-ltd.co.uk

