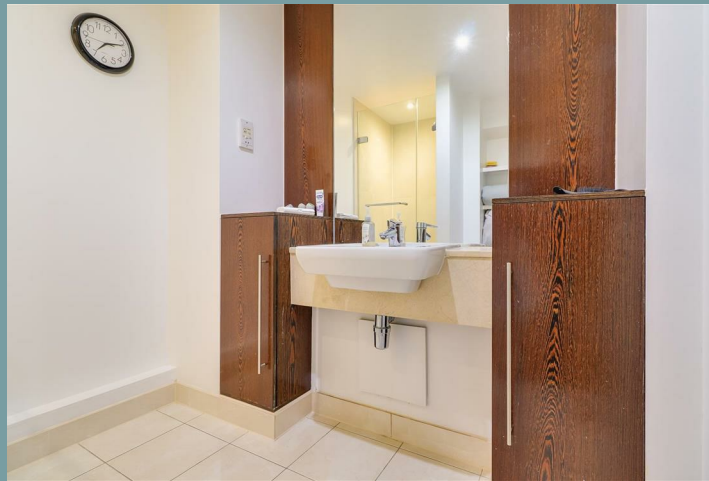


Bush & Co.



The Belvedere Homerton Street, Cambridge





Guide Price £420,000 Leasehold

About the Property

The accommodation in brief comprises: A wide entrance hallway, which has 2 large storage cupboards and gives access to all rooms. The open plan kitchen, the dining/living room is a great entertaining space, the kitchen has a range of matching cabinets and drawers, integrated appliances include dishwasher, fridge/freezer, washing machine, oven, microwave. There are floor-to-ceiling windows, and a glazed door leads to the patio area.

The master suite includes a stylish en-suite shower room with Villeroy & Bosch appliances and provides direct access to the patio. The second bedroom is also a double. There is an additional bathroom suite, and the property has underfloor heating throughout.

There is allocated parking for one vehicle in under croft parking and a bicycle store.

Location - The Belvedere is a high-quality, prestigious development of luxury apartments in a convenient, central south city location. Cambridge Leisure, with a wide array of restaurants, a gym, a ten-pin bowling alley, a multiplex cinema and The Junction performance venue, is close by. Cambridge Railway Station provides trains to both King's Cross and Liverpool Street stations, and the property offers easy access to Addenbrooke's Hospital and the Cambridge Biomedical Campus.

Tenure - Leasehold

Term- 125 years from 2006, 106 years remaining

Maintenance charges - £6326 per annum to include buildings insurance and maintenance of communal areas and water bills, reviewed annually

Ground rent - £329.19

Managed by Encore Estate Management

Services - Main services connected include: water, electricity and mains drainage.

Statutory Authorities - Cambridge City Council.

Council Tax Band - D

Property Highlights

- No Onward Chain
- Leisure facilities including swimming pool and gym
- Under floor heating throughout
- Concierge service
- Undercroft parking
- 2 double bedrooms
- Ground floor apartment
- Walking distance mainline railway station / city centre
- En suite shower to principle bedroom
- Close to amenities

Further Information

Tenure - Leasehold

Council Tax - Band D

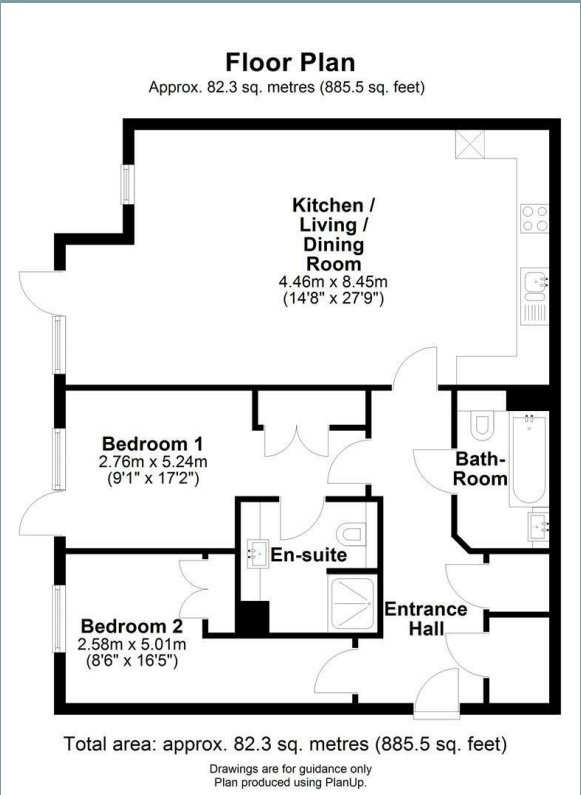
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





The Belvedere Homerton Street, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.