

Beaufort Place, Thompsons Lane, Cambridge, CB5 8AG

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Beaufort Place,

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Guide Price £700,000



- Particularly Well-Positioned Three-Bedroom Fourth-Floor Apartment
- Forming Part Of The Highly Regarded Beaufort Place Development, Overlooking Jesus Green
- Spacious Open-Plan Living/Dining Room Enjoying Impressive Views Across The City Centre
- Fitted Kitchen With Integrated Gas Hob And Oven
- Principal Bedroom With En-Suite Shower Room
- Two Further Bedrooms, Both Benefitting From Built-In Wardrobes
- Family Bathroom And Separate Guest Cloakroom
- Attractive Communal Landscaped Grounds
- Private Garage
- Chain Free

A particularly well-positioned three-bedroom apartment forming part of the highly regarded Beaufort Place, enjoying an enviable setting overlooking Jesus Green. Situated on the fourth floor, the property offers well-proportioned and versatile accommodation, with the principal reception space arranged on an open-plan basis and enjoying an impressive outlook across the city centre. Further accommodation comprises a principal bedroom with en-suite shower room, a second bedroom, family bathroom, separate cloakroom and fitted kitchen. Externally, the property benefits from a private garage and attractive communal landscaped grounds.















LOCATION

Beaufort Place enjoys a highly desirable central Cambridge location, situated close to the River Cam and adjacent to the open spaces of Jesus Green, while the historic city centre is just a short walk away. Residents benefit from an excellent choice of shops, cafés, restaurants, pubs, Lido swimming pool, grass and clay tennis courts and cultural attractions, together with the University colleges and a range of schooling within easy reach. The area is particularly well suited to those seeking a convenient lifestyle, with excellent cycling and walking routes throughout the city. For commuters, Cambridge railway station and Cambridge North provide regular services to London, while the A14, M11 and Stansted Airport are readily accessible by road.

ENTRANCE HALL
Entrance door leading into entrance hall with wall-mounted radiator, several storage cupboards, wall-mounted entry telecom system, lighting and doors leading to the respective rooms.

OPEN-PLAN LIVING/DINING ROOM
A well-proportioned open-plan living and dining area with wall-mounted radiator, loft access and double-glazed sliding windows overlooking the side aspect. Opening through into the kitchen.

KITCHEN
Fitted with a collection of wall and base-mounted storage cupboards and drawers, complemented by roll-top work surfaces incorporating an inset double stainless steel sink with adjoining drainer and hot and cold mixer tap. Integrated four-ring gas hob with oven below and extractor hood above, tiled splashbacks, space for fridge/freezer, wood-effect flooring, lighting and double-glazed sliding window overlooking the side aspect.

PRINCIPAL BEDROOM
With wall-mounted radiator, double-glazed sliding window overlooking the rear aspect and door leading through into the en-suite shower room.

EN-SUITE SHOWER ROOM
Comprising a two-piece suite with shower cubicle and wall-mounted shower head, together with a hand wash basin with separate hot and cold taps. Decorative tiled surrounds, wall-mounted mirror, shaving point and lighting, extractor fan and heated towel rail.

BEDROOM TWO
With built-in wardrobes accessed via sliding doors, fitted with hanging rails and shelving, wall-mounted radiator and double-glazed sliding window overlooking the rear aspect.

BEDROOM THREE
With built-in wardrobes accessed via sliding doors, fitted with hanging rails and shelving, wall-mounted radiator and double-glazed sliding window overlooking the front aspect.

CLOAKROOM
Comprising a two-piece suite with low-level WC with concealed flush and hand wash basin with separate hot and cold taps. Tiled splashback, tiled-effect flooring and Velux skylight.

FAMILY BATHROOM
Comprising a three-piece suite with panelled bath incorporating hot and cold mixer taps and wall-mounted shower head attachment, low-level WC with concealed flush and hand wash basin with hot and cold mixer tap. Decorative tiled surrounds, wall-mounted mirrors, wall-mounted lighting, shaving point, tiled-effect flooring, radiator and Velux skylight.

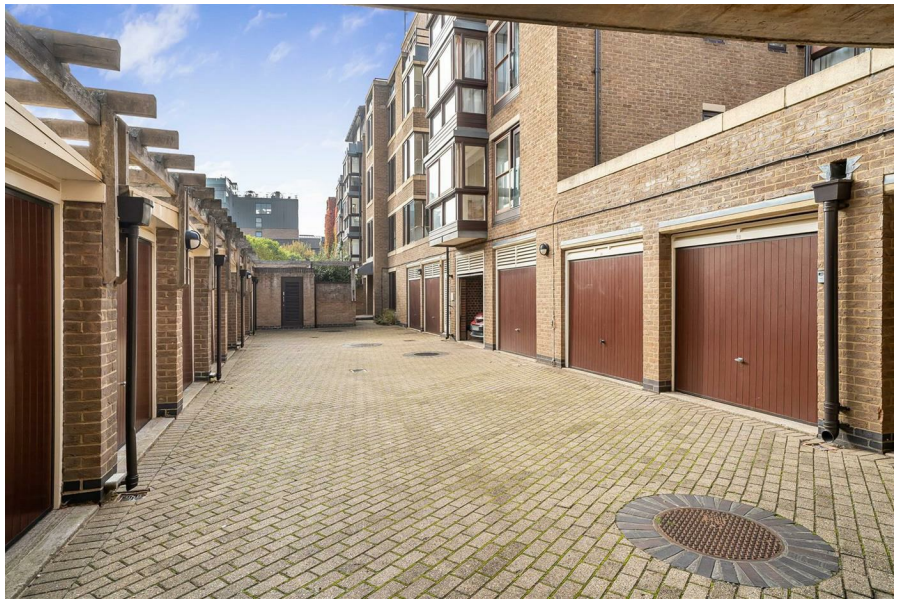
OUTSIDE
Access to Beaufort Place is gained from Thompson's Lane, with the property occupying the final entrance to the development via a fobbed or key-coded security entrance gate. This leads through to a covered communal area which extends around to the garage parking area, where the property benefits from its own garage.

The communal approach is complemented by well-stocked bedding and landscaped areas, providing an attractive setting around the communal accessways. A secondary security door leads into the main entrance hall, from which stairs and a lift provide access to the fourth floor and the apartment.



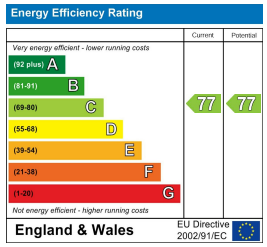




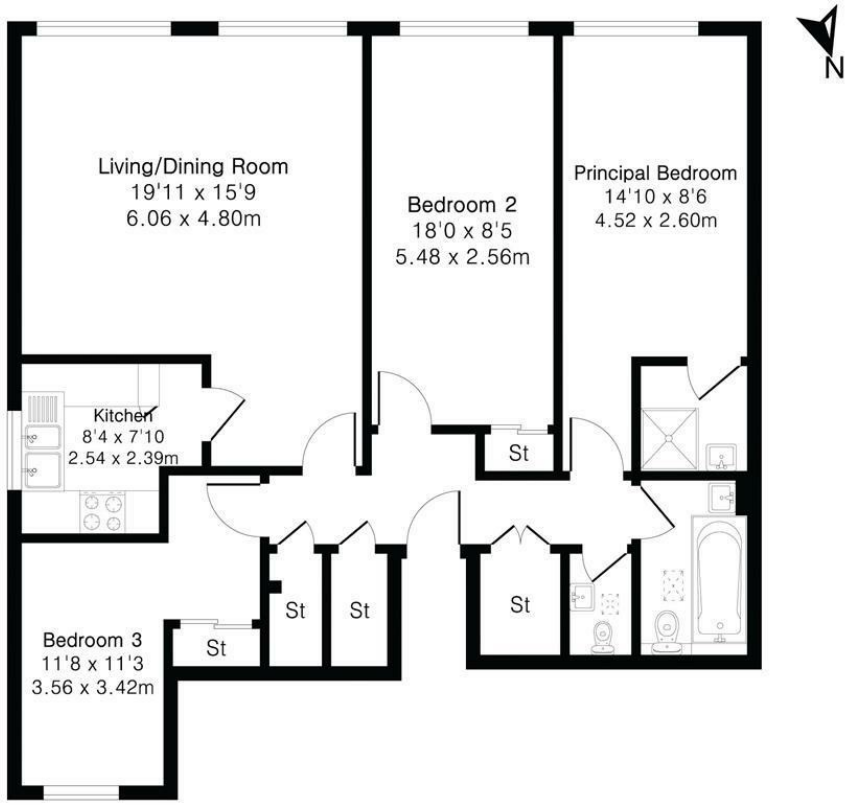








Approximate Gross Internal Area 982 sq ft - 91 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure - Leasehold - Share of Freehold

Council Tax Band - G

Local Authority - Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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