



Bush & Co.



44, The Belvedere Homerton Street, Cambridge, CB2 0NT

Guide Price £420,000 Leasehold



Energy Rating Band C

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 undercroft 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

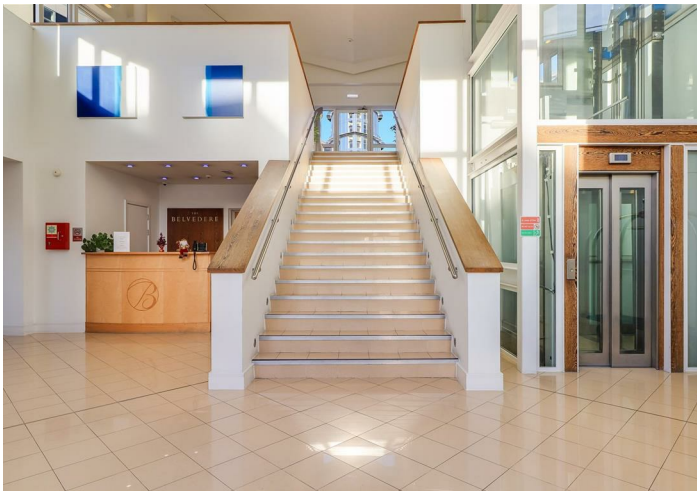
Ground rent - £329.19

Managed by Encore Estate Management

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

Statutory Authorities - Cambridge City Council.

Council Tax Band - D



Exceptional service in Cambridge and the surrounding area

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

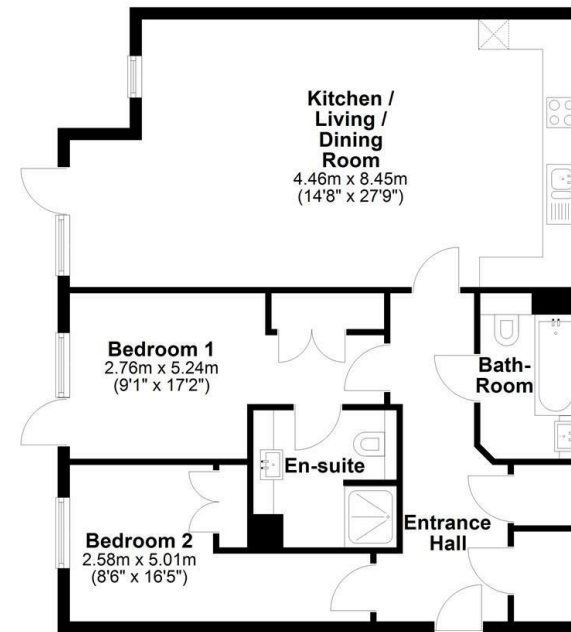
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk

Floor Plan

Approx. 82.3 sq. metres (885.5 sq. feet)



Total area: approx. 82.3 sq. metres (885.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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 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.