



## The Belvedere, Homerton Street, CB2 0NT

£2,900 pcm

Furnished

2 Bedrooms

Available from 18/05/2026

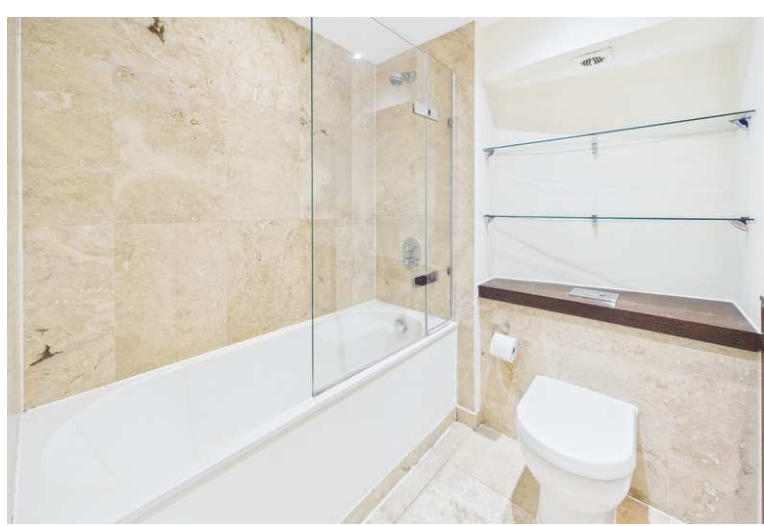
EPC rating: C

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## The Belvedere, Homerton Street CB2 0NT

A stunning and well presented 2 bedroom apartment, located in the heart of Cambridge in the prestigious Belvedere Development on Hills Road. Offered furnished this property enjoys spectacular views across Cambridge via the 2 large private terraces and balcony. The property also enjoys undercroft parking for one car, on site concierge as well as an onsite pool and gym.

- Concierge service.
- Offered Furnished
- One undercroft gated parking space
- Lift and Private entrance hall
- Impressive sitting room with balcony
- Stylish fitted kitchen
- Family Bathroom
- Two double bedrooms
- En-suite to master
- Two large decked terraces

Rent: £2,900 pcm

Viewing by appointment

Experience the pinnacle of city living in this stunning 6th-floor sanctuary within the prestigious Belvedere Development. Perfectly positioned on Hills Road, this high-end apartment offers more than just a home—it offers a lifestyle of unparalleled convenience and luxury in the heart of Cambridge.

### The Residence

**Panoramic Perspectives:** Wake up to breathtaking views from two private terraces (East and West facing) and an additional North-facing balcony off the living area.

**Sleek Modern Design:** Enjoy a vast open-plan kitchen and living space, featuring a stylishly fitted kitchen with fully integrated white goods and underfloor heating throughout.

**Restful Retreats:** Two spacious double bedrooms come equipped with bespoke built-in wardrobes. The primary suite features a spa-like en-suite shower room.

**Elite Amenities:** Living at The Belvedere grants you exclusive access to facilities such as the on-site communal pool and gym for your daily workout.

**Peace of Mind:** Professional concierge service and secure undercroft parking for one vehicle.

**Green Space:** Beautifully landscaped communal gardens providing a quiet escape from the city bustle.

**Unbeatable Connectivity:** Located on the doorstep of

## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 82      | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Cambridge Central Station, London is less than an hour away. Whether you are heading to the City Centre, Addenbrooke's, or the local elite colleges, everything is within easy reach by foot, cycle, or public transport.

### ENTRANCE FOYER

with intercom entry phone leading to large communal open gardens. Lift rising to all floors.

### SIXTH FLOOR

A particular feature of this property is that it is the only property on this floor. Personal entrance door to

### RECEPTION HALL

with attractive polished marble effect flooring. Large single built in storage cupboard, further built in linen cupboard, door opening to

### IMPRESSIVE SITTING ROOM/DINING ROOM/KITCHEN

28'11" x 22'6" (8.83 m x 6.87 m)

an impressive room with full floor to ceiling windows to front aspect with far reaching views over the historic city. Attractive light oak flooring. Kitchen area with granite work surface and inset one and a half bowl single drainer sink unit with chromium mixer tap, inset ceramic hob, stainless steel extractor, integrated dishwasher, fridge and freezer, stainless steel double oven, door from sitting room to balcony.

### BEDROOM 1

16'4" x 14'2" (5.00 m x 4.34 m)

with picture windows to side and glazed door to side decked terrace, double fitted wardrobe, door to.

### ENSUITE

with fitted white suite comprising vanity wash basin, enclosed cistern wc and panelled bath with fitted shower above and screen glass shower door, shelving to alcove and single built in storage cupboard.

### BEDROOM 2

13'3" x 9'3" (4.06 m x 2.82 m)

with double fitted wardrobe, glazed window and door to side decked terrace.

### BATHROOM

with fitted white suite, counter set basin, enclosed cistern wc and panelled bath with fitted shower above, two built in storage cupboards and display shelving

### OUTSIDE

The property features two large boarded terraces enjoying far reaching panoramic views of the city centre. Two undercroft parking spaces.

**Council Tax Band:** F

**Holding Deposit:** £669

**Material Information:**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=5277510](https://sprift.com/dashboard/property-report/?access_report_id=5277510)

## Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of reintegration or naturalisation as a British citizen

**OR**

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

### Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

### Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

### Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.