



91 The Belvedere, Homerton Street, Cambridge
CB2 0NU

Pocock + Shaw

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Cambridge
Cambridgeshire
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A wonderful opportunity to acquire a bright and spacious apartment with a westerly aspect situated on the fourth floor of this highly desirable city centre development, complete with a leisure complex and concierge service. The property is conveniently located giving easy access to a wide variety of amenities, train station and Addenbrooke's Biomedical campus

- Well presented one bedroom apartment
- Prestigious development
- Double bedroom
- Fitted kitchen
- Residents leisure suite with swimming pool, steam room and gym
- Concierge service
- Visitors parking available by appointment
- No upward chain

Guide Price £285,000



The Belvedere is located off Hills Road, a popular and prestigious residential area, conveniently placed for access to local facilities including a multi screen cinema, restaurants, supermarkets, Addenbrookes' Hospital and the Railway Station.

The property benefits from a concierge service, landscaped gardens and stylish leisure complex

This apartment is offered with no upward chain and an internal viewing comes highly recommended.

Communal entrance hall with stairs and lift to all floors.

Entrance Hall With cupboard housing hot water tank and plumbing for washing machine, further useful storage cupboard with meter and consumer unit and bespoke timber shelving, entry phone entry system, underfloor heating controls

Living Room 25'4" x 11'11" (7.72 m x 3.63 m) a well proportioned space with:

Kitchen area With comprehensive range of fitted wall and base units, sink unit and drainer, built in halogen hob, stainless steel faced electric oven with stainless steel chimney extractor hood over, microwave, recessed ceiling spotlights, integrated fridge/freezer, dishwasher strip wood flooring, open through to;

Sitting/ Dining area With French windows to the rear with Juliette retaining rail making the most of the westerly aspect, further double glazed window to the rear recessed spotlights, strip wood flooring, underfloor heating controls

Bedroom 13'11" x 12'0" (4.24 m x 3.66 m) With built in double wardrobe cupboard, hanging rail and shelving, double glazed French windows with Juliette retaining rail and further double glazed window, underfloor heating controls

Bathroom Luxury Villeroy and Boch contemporary white suite comprising a vanity wash basin with mixer, storage to each side and large fitted mirror, WC,

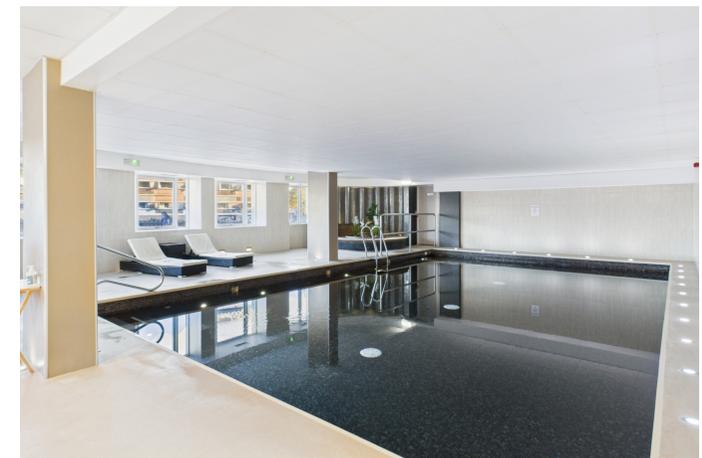
panelled bath with fitted screen, tiled surround and wall mounted shower and controls, recessed spotlights

Outside Beautifully presented landscaped grounds with plenty of seating areas from which to admire the manicured lawns and eye-catching water features. Sweeping Indian sandstone pathways lead to the leisure suite, which include a communal lounge and terrace, well equipped gymnasium, changing rooms, inviting swimming pool and steam room.

Tenure The property is Leasehold for a term of 125 years from 2006. Ground rent £329 per annum. Service charge £4266 per annum, payable in two instalments of £2133 in January and July.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

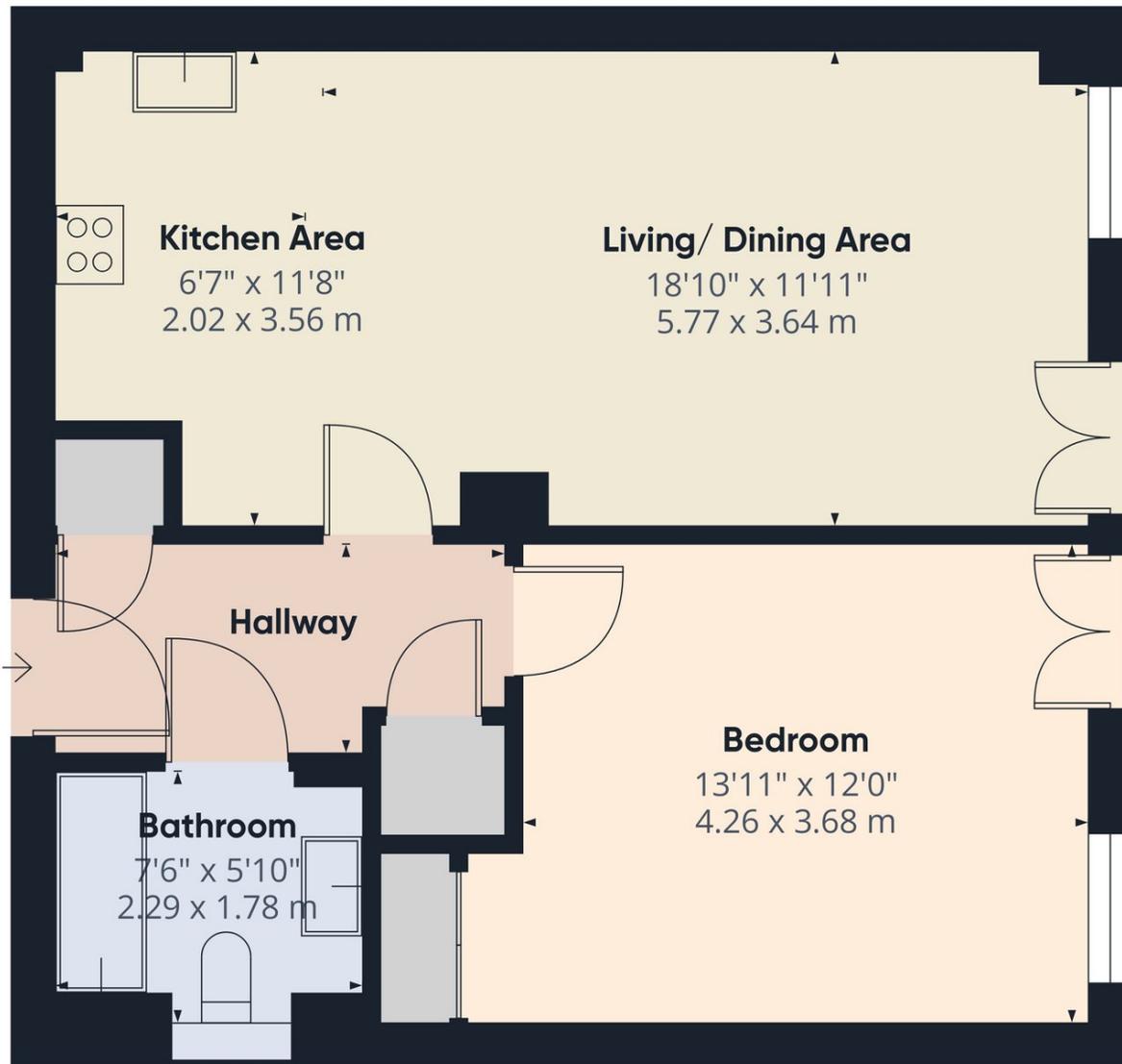


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approximate total area

593 ft²

55 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested