



71 The Belvedere, Cambridge, CB2 0NU

Offers in region of £315,000 Leasehold

A fantastic one bedroom high quality apartment in a prestigious, landmark scheme conveniently located for the City centre and railway station.

Reception hall with concierge and lift rising to second floor, door to reception hall, spacious living room, high specification kitchen with integrated appliances, large double bedroom, large luxury bathroom, underfloor heating, double glazing, leisure suite, secure parking. EPC Rating- B

Cambridge Railway Station 0.5 miles (Liverpool Street from 70 minutes, Kings Cross from 43 minutes, Stansted Airport from 30minutes), City Centre (Market Square) 1.25 miles, M11 access (Junction 11) 3 miles

- 1 bedroom
- Concierge & Leisure suite
- Secure undercroft parking
- Underfloor heating
- Close to railway station

Full Description

The Belvedere is a high quality, prestigious development of luxury apartments in a convenient South central City location.

Cambridge Leisure, with a wide array of restaurants and multiplex cinema, is close by. Cambridge railway station gives access to both Kings Cross and Liverpool Street stations. The Belvedere is a high quality scheme with portered communal foyer, secure parking and outstanding residents' leisure suite with swimming pool, steam room and fully equipped gym.

The communal entrance for No.71 is directly accessed from a central landscaped garden level area, and offers spacious high quality accommodation in excess of 700 sqft with attractive open planning living/dining room with separate kitchen off featuring quality appliances, a large double bedroom with fitted wardrobes and a luxury bathroom with high quality Villeroy and Bosch fittings. The property also offers under floor electric heating and electric water system. The Belvedere scheme is entered through the main doors and entrance lobby which are managed by an on-site concierge. The property has access to the excellent leisure facilities including gym and swimming pool and there is a car parking space for the property which is located in the secure undercroft area.

GROUND FLOOR

COMMUNAL ENTRANCE
with stairwell and lift to

SECOND FLOOR

LANDING
with access to entrance door to

PRIVATE ENTRANCE HALL
with cupboard housing hot water system and plumbing for washing machine, door to meter cupboard, security video entrance system, halogen downlighters. Door to



LIVING ROOM

20' 5" x 11' 10" (max) (6.22m x 3.61m)

double glazed French doors to rear with Juliette retaining rail, double glazed window to rear, halogen downlighters, open through to



KITCHEN AREA

8' 6" x 7' 4" (2.59m x 2.24m)

fitted with a matching range of gloss white contemporary base and wall units, range of appliances including electric hob, stainless steel canopy hood over, integral oven with microwave, integral dishwasher, built in fridge freezer, pelmet lighting, single drainer sink unit with mixer taps, range of halogen downlighters



BEDROOM

19' 8" x 11' 6" (5.99m x 3.51m)

double glazed French doors to rear with Juliette retaining rail, large built-in double wardrobe, halogen downlighters

BATHROOM

10' 6" x 6' 9" (3.2m x 2.06m)

a luxury suite with white contemporary three piece Villeroy and Boch fittings, wash hand basin with mixer tap, low level wc, panelled bath with shower screen and tiled surround, wall mounted controls for the shower, range of fitted shelves, tiled flooring, large fitted mirror and range of storage cupboards



OUTSIDE

There are attractively maintained communal gardens. The property is offered with a single car parking space (number 68) in the undercroft parking area which has a remote entry gate system. The property also benefits from a portered reception area facing on to Homerton Street.

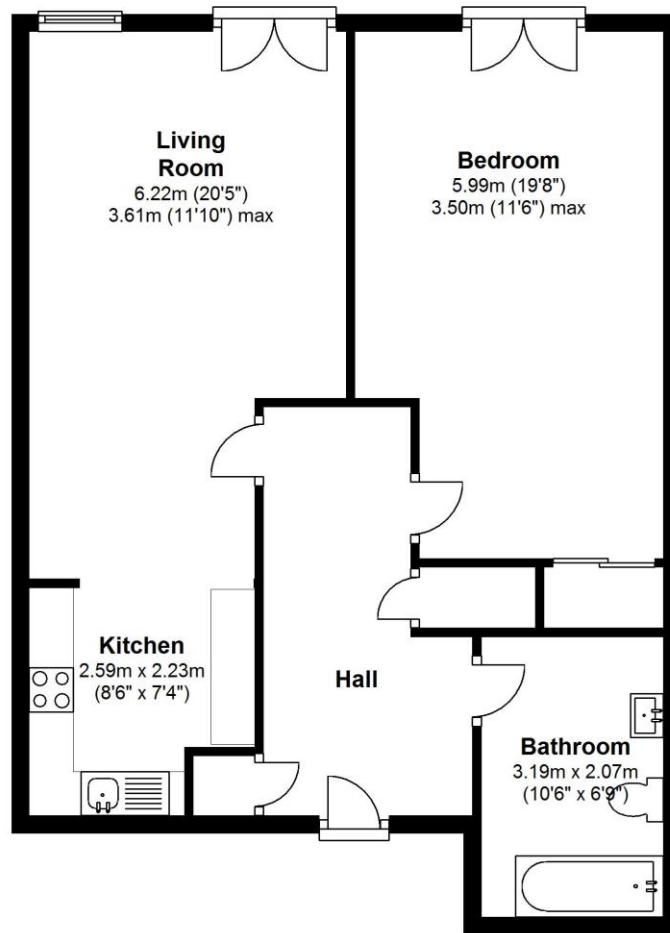


NOTES

1. The property is subject to 125 year lease from 8th November 2006.
2. The ground rent is £250 per annum including car parking space.
3. The service charges are two six monthly payments of £1,360 but includes full use of the leisure facilities, buildings insurance, water rates, external maintenance and decorating, porter services, gardening and secure parking.
4. All main services apart from gas are connected to the property.

Second Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



Total area: approx. 66.6 sq. metres (717.3 sq. feet)

GENERAL INFORMATION

Postcode: CB2 0NU

Services

Mains electric, water and drainage are connected to the property.

Fixtures

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest

Statutory Authorities

Cambridge City Council
Cambridgeshire County Council

Viewing

Strictly by appointment through the vendor's sole agents Redmayne Arnold and Harris

02/12/2016- JQ/ES

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.