



The Belvedere, Homerton Street, CB2 0NT



pocock & shaw

Residential sales, lettings & management

Flat 3, The Belvedere
Homerton Street
Cambridge
Cambridgeshire
CB2 0NT

A stunning two bedroom apartment located in the prestigious Belvedere development in the heart of the city. With two large private terraces, and balcony enjoying far reaching views over the city. Two undercroft parking spaces, on site pool complex with gym and concierge.

- Concierge service.
- Two undercroft gated parking spaces
- Lift and Private entrance hall
- Impressive sitting room with balcony
- Luxury fitted kitchen
- Family shower room
- Two double bedrooms
- En-suite to master
- Two large decked terraces
- Swimming pool and gym complex
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Offers around £695,000



This superb sixth floor apartment is located in the highly sought after tower in the exclusive Belvedere development in the heart of the city centre. The property enjoys far reaching views over the city and has the unique benefit of two large outside terrace spaces and a further balcony. Within the Belvedere there is a residents leisure complex which comprises a swimming pool, steam room, gymnasium with various treadmills, rowing machines etc and there is a further residents lounge that can be booked for private functions. The entire development is served by a team of porters.

Flat 3 The Belvedere being in the tower is accessed on the sixth floor via a lift and features an impressive open plan sitting room/dining room with kitchen area. A particular feature of this room are the large floor to ceiling panoramic windows and balcony. There are two double bedrooms both of which feature large decked terraces, a family bathroom and en suite to the master bedroom.

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 26' 11" x 23' (8.2m x 7.01m) 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' 8" x 15' 2" (5.08m x 4.62m) 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' 5" x 10' 1" (4.09m x 3.07m) with double fitted wardrobe, glazed window and door to side decked terrace.

BATHROOM 3 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.

Total area inside the property excluding terraces 1016.9 sq ft 94.5 sq m

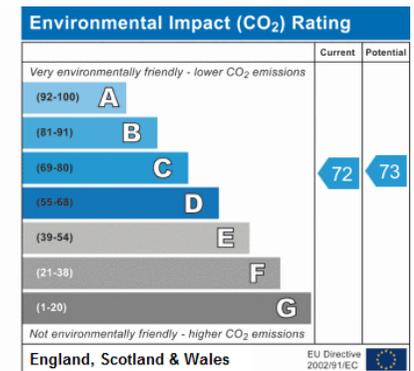
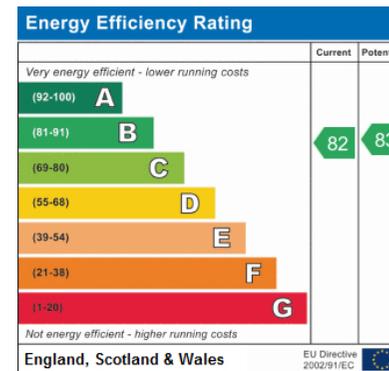
SERVICES All mains services.

TENURE The property is leasehold. Details to follow.

VIEWING By arrangement with Pocock and Shaw

CB/16969





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

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