



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright and spacious one bedroom apartment on Riverside Place, CB5. Riverside Place is a development of modern and spacious apartments built by Wates builders in 2005. This prestigious development is set back attractively from Cambridge's Riverside offering peaceful views of the Cam. The property itself, is situated on the fourth floor and enjoys wonderfully open plan living accommodation with treetop views. Situated within walking distance of the River Cam, parks and open spaces, Riverside Place is just over 1 mile from Cambridge city centre. Cambridge train station is less than two miles from the property and Cambridge North train station is only 1.5 miles away, which is around an eight minute cycle ride. A footpath to the side of the building means the large Tesco superstore on Newmarket Road is only a three minute walk from the property as well as the other amenities on Newmarket Road being within easy walking distance.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this generous one bedroom apartment in Riverside Place, CB5. The excellent location of the property means very easy cycle access both into Cambridge city centre, the world famous Colleges and out to the countryside beyond thanks to the newly constructed cycleways.

The building has lift access offering quick access to all floors of the complex. Situated on the third floor, upon entering the property, you are welcomed into a hallway with fresh light coloured walls and wooden style flooring. Next to the front door on the left hand side there is a large storage cupboard with double doors. On the right hand side of the hallway is the bathroom which has a bath with overhead shower, W.C., circular shaped hand basin and a modern stainless steel heated towel rail. Around the bath and hand basin are white square shaped wall tiles.

At the end of the hallway, there are two doors with the one of the left leading to the open plan living space and the door on the right leading to the bedroom. The open plan kitchen, dining and living room is a bright and inviting space. The kitchen wall and base units are a cream colour with a contrasting light cream coloured worktop. Set-up in a U shape, within the kitchen there is an integrated fridge / freezer, electric oven and hob above, built-in microwave, stainless steel sink and drainer and integrated slimline dishwasher. The dining table can be placed parallel to the kitchen units and the space allows for a dining table for at least four people whilst the living end of the room could

house an L shaped sofa if required.

Next to the kitchen diner and lounge is the bedroom. The same length as the open plan room next door, the bedroom has a dressing area when you enter the room which has large double wooden doors whilst the main part of the room is a great size with ample space for a large bed and additional furniture as required.

Externally, the property offers an allocated undercroft car parking space, a secure cage for bicycle storage (also located in the undercroft), 5 marked visitor spaces in front of the building, the presence of a caretaker four days per week and landscaped maintained communal gardens to the front and rear of the building.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

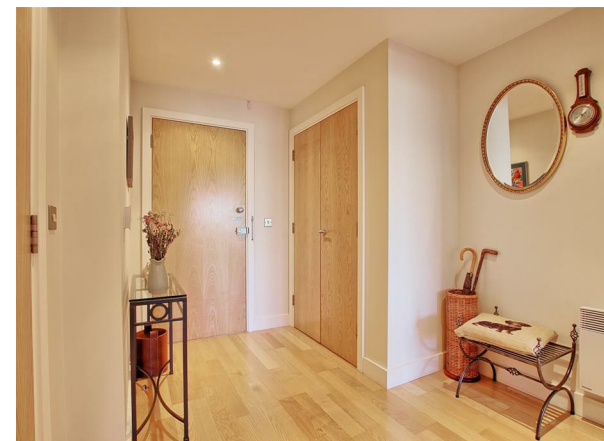
Tenure: Leasehold

Chain free

Length of lease: 124 Years from 2004

Service charge: £2,764 for the year 2025 - payable in two installments per 6 months £1,382

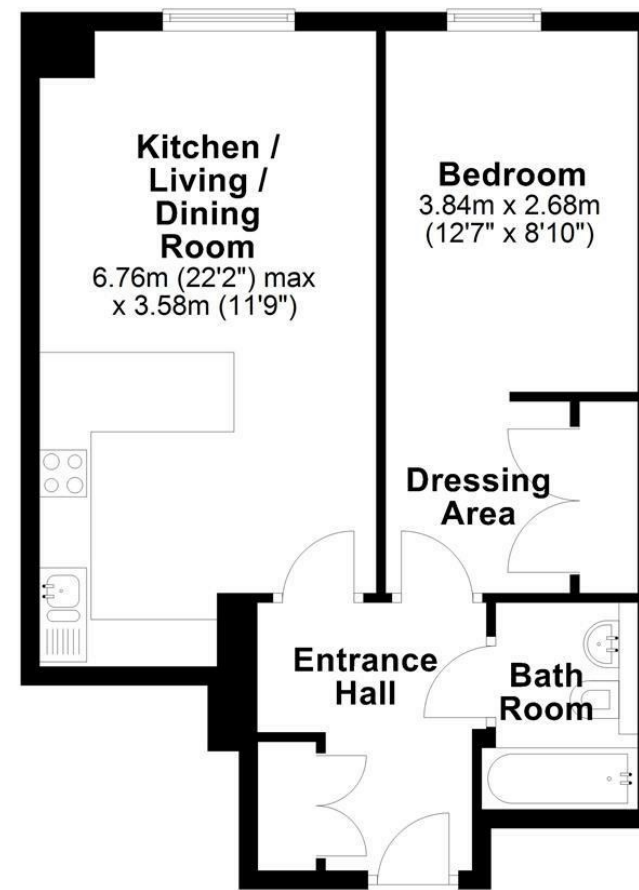
Council tax: Band C = £1,999 for 2024 - 2025 (Cambridge City Council)





Floor Plan

Approx. 50.2 sq. metres (540.6 sq. feet)



Total area: approx. 50.2 sq. metres (540.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-80) C	81	87
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

