



Radcliffe & Rust
Residential sales & lettings

73 Fitzgerald Place, Cambridge CB4 1WA
Guide Price £425,000

Radcliffe & Rust Estate Agents are delighted to offer, for sale, this well-positioned two bedroom apartment located in the popular Fitzgerald Place development, Cambridge. Situated just to the north of the city centre, this location offers excellent access to a wide range of amenities, with Cambridge North Train Station approximately 1 mile away, providing direct links to London and beyond. The Grafton Shopping Centre is around 1.5 miles away, while Cambridge city centre is approximately 2 miles from the property, offering an extensive selection of shops, restaurants and cultural attractions. The area is also ideally placed for access to Cambridge Science Park (approx. 1 mile) and Cambridge Business Park, making it particularly appealing for professionals. Residents can enjoy nearby green spaces including Midsummer Common and Stourbridge Common, both within easy reach, as well as riverside walks along the River Cam. With convenient access to the A14 (approx. 0.5 miles), this location perfectly combines connectivity, green surroundings and everyday convenience.

Offering spacious and well-balanced accommodation throughout, the property benefits from lift and stair access, a private south-facing balcony, allocated parking, secure bike storage and is positioned within easy reach of the city centre, Cambridge North station and the surrounding green spaces.

This modern apartment is finished to a high standard throughout and is immediately impressive upon entry. You are welcomed into a bright and airy hallway featuring attractive oak wood flooring, which flows seamlessly through much of the property and creates a warm and cohesive feel. Directly opposite the entrance is a large double-door storage cupboard, ideal for coats, shoes and general household items, offering excellent practicality.

Moving through the hallway, the first room encountered is the principal bedroom. This is a generous double room, beautifully light thanks to two tall, south-facing windows which allow sunlight to pour in. The continuation of the wood-effect flooring enhances the sense of space, and there is ample room for a large bed alongside additional storage furniture. The room further benefits from a stylish en-suite shower room, finished with contemporary floor-to-ceiling tiles in a soft cream and grey stone effect. The en-suite comprises a walk-in shower with a stainless steel rainfall head and additional attachment, W.C., hand basin, large mirror and a heated towel rail, all combining to create a sleek and modern space.

Adjacent to the principal bedroom is bedroom two, another well-proportioned double room. This versatile space enjoys excellent natural light from its south-facing window and continues the same warm wood-effect flooring. It would serve perfectly as a guest bedroom, home office or nursery depending on the buyer's needs.

Opposite bedroom two is the family bathroom, thoughtfully designed with both style and functionality in mind. The room features a bath with glass shower screen and overhead stainless steel shower, alongside a W.C. and hand basin. Finished with neutral cream wall and floor tiles, the space feels warm, clean and inviting, and is complemented by a heated towel rail.

At the end of the hallway lies the heart of the home – a superb open plan kitchen, dining and living space. This expansive area is flooded with natural light from large double glazed doors, creating a bright and welcoming environment ideal for both relaxing and entertaining. The living and dining areas continue the wood-effect

flooring and provide ample space for a large sofa, a 4–6 seater dining table and additional furnishings.

The kitchen area is subtly separated by a change to tiled flooring in a soft cream tone. It is fitted with a range of modern units, with base units in a warm wood-effect finish and complementary cream wall units, all set against contrasting dark grey worktops. A grey tiled splashback runs throughout, adding depth and tying the design together. Integrated appliances include a fridge/freezer, gas hob, electric oven, extractor fan, dishwasher and a stainless steel sink with drainer, while under-cupboard lighting adds both practicality and ambience.

From the living space, doors open onto a private south-facing balcony. This delightful outdoor area is decked and enclosed with a sleek glass balustrade, providing a perfect spot to enjoy sunny afternoons and evenings, with pleasant views across the development.

Externally, the property benefits from a communal private car park and secure, locked bike storage. A particularly attractive feature of this location is the direct access to Logan's Meadow, the Equiano Bridge and surrounding green open spaces, offering a wonderful balance of city living and nature. The strong sense of community, combined with nearby riverside walks and excellent local amenities, makes this an ideal home for a range of buyers.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

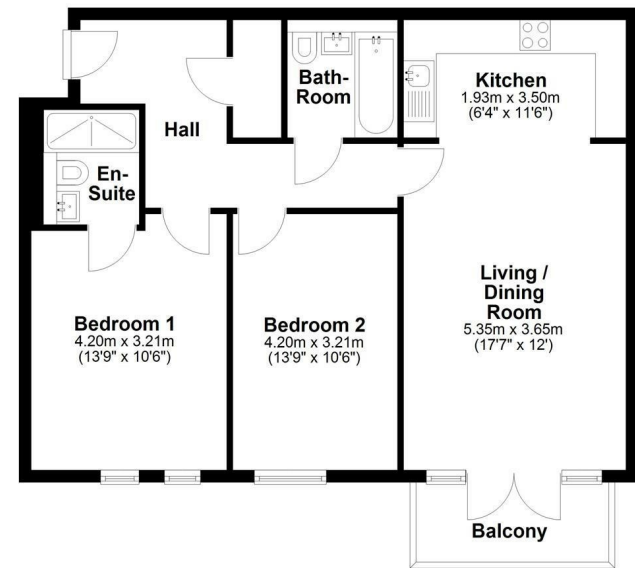
Agent Notes

Tenure: Leasehold - 105 years remaining on the lease
Council Tax: Band D
No onward chain
Service Charge: £2,462 per annum
Ground Rent: £325





Floor Plan
Approx. 70.6 sq. metres (759.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

