



Radcliffe and Rust are delighted to offer, for sale, this well-positioned, top floor, two bedroom flat located in the popular Beacon Rise development just off Newmarket Road, Cambridge. This excellent location provides superb access to Cambridge city centre (approx. 1.5 miles), offering a wide range of shops, restaurants and cultural attractions. Cambridge North railway station is approximately 1 mile away, providing direct links to London and beyond, while the A14 (approx. 0.8 miles) is easily accessible for commuters. The property is also within close proximity to local amenities including supermarkets, gyms and retail parks, as well as beautiful green spaces such as Stourbridge Common and the River Cam, both within walking and cycling distance. This combination of convenience, connectivity and lifestyle makes Beacon Rise a highly desirable location for both homeowners and investors alike.

Offering bright and contemporary accommodation throughout, this impressive home benefits from a stunning wrap-around balcony with far-reaching panoramic views, underground secure bike storage, and is offered to the market in excellent condition throughout.

The property is accessed via a well-maintained communal entrance with both stair and lift access to all floors, as well as the underground parking area. Upon entering the apartment, you are welcomed into a bright and spacious hallway finished with stylish grey wood-effect vinyl flooring, which continues seamlessly through to the main living space. The hallway is enhanced by modern downlighting and provides access to a useful storage cupboard housing the air filtration system, as well as an additional large storage cupboard opposite bedroom one.

The heart of the home is the open plan kitchen/dining/living area, located on the left hand side of the hallway. The kitchen is thoughtfully designed in a contemporary U-shape layout, complemented by sleek gloss white wall and base units paired with a contrasting grey worktop and matching upstands. Integrated appliances include an electric oven, fitted microwave, electric hob with extractor above, fridge/freezer, dishwasher and washer/dryer, alongside cleverly designed pull-out pantry cupboards offering excellent storage solutions. A window within the kitchen area allows for additional natural light, whilst the space opens into the living area where dual aspect windows flood the room with light. The living space offers ample room for a comfortable sofa arrangement and media unit, with flexibility for a small dining setup if desired. Double doors open directly onto the impressive wrap-around balcony, seamlessly blending indoor and outdoor living.

The balcony itself is a true standout feature of the property. Finished with modern grey decking and enclosed by a sleek glass balustrade, this expansive outdoor space wraps around the apartment and provides exceptional panoramic views across Cambridge, including towards the river and surrounding rooftops. It offers the perfect setting for relaxing, entertaining, or enjoying the elevated outlook from this top floor position.

Returning to the hallway, bedroom two is positioned opposite the entrance and is a well-proportioned double room. With a large window allowing for plenty of natural light, this room is finished with soft neutral décor and a cream carpet underfoot, making it ideal as a guest bedroom, home office, or nursery space.

Adjacent to this is the principal bedroom, which is undoubtedly a highlight of the property. This generous double room benefits from triple aspect windows, including double doors leading directly onto the balcony, creating a wonderfully bright and airy space. The room is finished with the same plush cream carpeting, enhancing the sense of comfort and warmth. The principal bedroom also benefits from a stylish en-suite shower room, fitted with contemporary grey tiling to both walls and flooring. The suite comprises a walk-in shower with rainfall head and additional handheld attachment, W.C., hand basin with integrated storage, illuminated wall mirror and a heated towel rail, all finished to a high modern standard.

At the end of the hallway is the family bathroom, which mirrors the design and finish of the en-suite. Featuring sleek grey tiling, this space includes a full-sized bath with rainfall shower over and glass screen, W.C., hand basin with storage, illuminated mirror and heated towel rail, offering both practicality and a touch of luxury.

Externally, the property further benefits from locked bike storage facilities available to residents, and communal gardens.

The combination of high-quality internal finish, exceptional outdoor space and convenient location make this a superb opportunity for a wide 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.

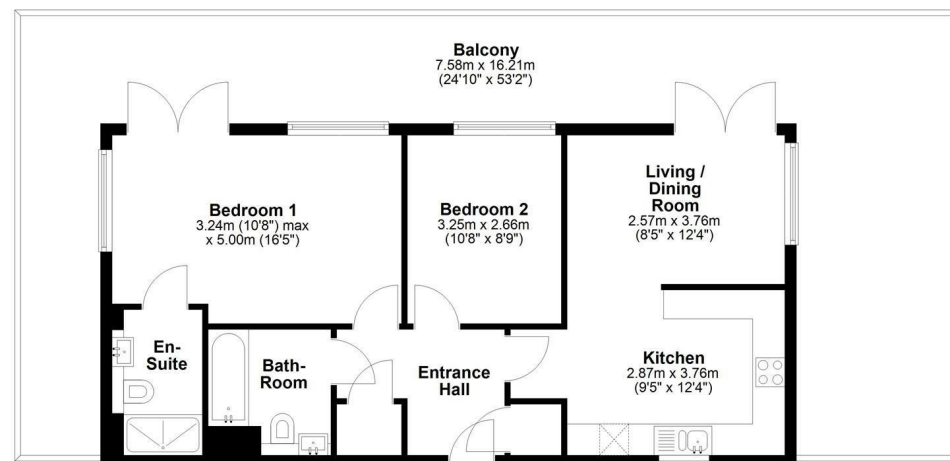
Agent Notes

Council Tax: C
No onward chain
Tenure: Leasehold
Service Charge: Circa £2,300 per annum
Ground Rent: Peppercorn
Lease: 999 year lease - as of 2026





Floor Plan
 Approx. 64.2 sq. metres (691.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 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			
(69-80) C		80	80
(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	

