

Radcliffe & Rust
Residential sales & lettings

59 Beacon Rise, 160 Newmarket Road, Cambridge CB5 8AX
Guide Price £400,000

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Radcliffe & Rust are pleased to offer, for sale, this stunning second floor flat. Located in the popular recent development of Beacon Rise, Newmarket Road there is a whole host of local amenities within easy walking distance. These include Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. The very centre of the City is also within easy reach with it being approximately 1 mile away making it a short cycle ride or leisurely stroll into town. For the Commuter by train the central train station is around 1 mile away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is around 1.6 miles away.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this bright and modern apartment in the popular development of Beacon Rise, CB5. Located within walking distance of Cambridge city centre and with fantastic amenities close by, including Newmarket Road retail park and The Beehive Centre which include shops, eateries and gyms. The property offers two double bedrooms and a generous open plan kitchen, dining and living space which leads to a huge balcony overlooking Cambridge's rooftops making it the perfect place to relax and entertain.

The apartment is accessed via an intercom system at the downstairs entrance offering the new owner piece of mind knowing they will have a good level of security at their property. There are lifts at each end of the building leading to all floors as well as the stairs. This property is located on second floor.

Once inside, you are welcomed into the hallway. With three extremely useful storage cupboards, the U-shaped hallway has bright white walls and the intercom telephone connected to the ground floor entrance. The first room you come to on the right-hand side is the open plan living, dining and kitchen space. This generous sized room spans the whole length of the property and is flooded with light thanks to the dual aspect windows and large glass doors leading to the property's private balcony. The room is large enough for a dining table to seat at least 6 people with plenty of space still available for an L shaped sofa and additional furniture. The kitchen end of the room consists of cream handle-less wall and base units with a contrasting dark coloured worktop. Within the kitchen there is an electric oven, induction hob, glass cooker hood, stainless steel sink and drainer and space for a full height fridge freezer, washing machine and dishwasher. The different areas of the room are distinguished by wooden style Lino flooring in the kitchen and carpet in the living and dining space.

The balcony is in a word – fantastic! With grey decked flooring, the balcony has plenty of room for a table and chairs making it the perfect space to relax, entertain and unwind after a busy day.

Opposite the open plan living and entertaining space is the bathroom. With white wall tiles and wooden style Lino flooring, the bathroom has a bath with overhead shower and glass screen, hand basin and W.C. The two double bedrooms are located at the opposite end of the hallway to the front door. The first bedroom you come to is bedroom two. With a full-length window, this is a bright room and could comfortably fit a double bed and additional furniture. Bedroom one is also a great size and has a double full-length window. Bedroom one also has the added bonus of an en-suite which consists of a walk-in shower with glass sliding door, W.C., hand basin and stainless steel coloured heated towel rail.

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
Council tax – Band D
Lease length: 125 Years
Years remaining: 115 years remaining
Ground rent: £0.00
Service charge: £2,304 Per annum



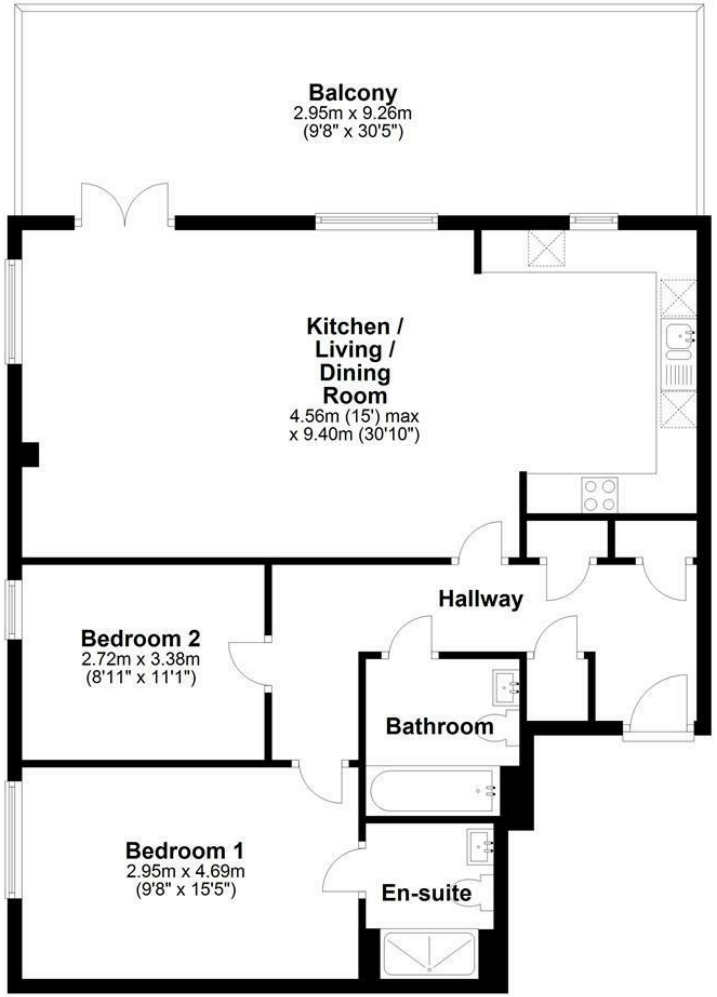






Floor Plan

Approx. 88.2 sq. metres (949.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

