Radcliffe & Rust
Residential sales & lettings

Beacon Rise 160 Newmarket Road, Cambridge CB5 8AX
Guide Price £275,000

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Radcliffe & Rust Estate Agents are delighted to offer, for sale, this beautifully presented one-bedroom, second floor, apartment situated within the sought-after Beacon Rise development on Newmarket Road, Cambridge. Benefiting from an allocated parking space, this modern apartment enjoys an excellent location approximately 1.5 miles from Cambridge city centre, offering easy access to a fantastic range of shopping, dining and leisure facilities. Cambridge Retail Park is less than 0.5 miles away, providing a variety of supermarkets, restaurants and high street retailers, whilst the picturesque River Cam, Stourbridge Common and Ditton Meadows are all within around 1 mile, perfect for riverside walks and outdoor recreation. Cambridge North Railway Station is approximately 1.3 miles away, with Cambridge Railway Station around 2 miles away, both offering direct services to London and beyond. The property is also ideally positioned for access to the A14, M11 and Science Park, making it an excellent choice for first-time buyers, professionals and investors seeking a stylish home in a convenient and well-connected Cambridge location.

The apartment is accessed via a secure communal entrance with both lift and stair access to all floors. Upon entering the apartment, you are welcomed by a spacious entrance hall which immediately creates a wonderful first impression. Finished with attractive wood-effect flooring, crisp white walls and recessed ceiling lighting, the hallway feels bright, modern and inviting. There is also a generous built-in double storage cupboard, ideal for coats, shoes and everyday household items, helping to keep the apartment feeling uncluttered.

Without doubt, the standout feature of the apartment is the impressive open plan kitchen, living and dining room. Measuring almost eighteen feet in length, this superb space has been thoughtfully designed to maximise both practicality and comfort, making it equally suited to everyday living and entertaining.

The kitchen is fitted with an extensive range of sleek high-gloss white wall and base units, beautifully complemented by contrasting grey worktops and matching splashbacks to create a clean, contemporary finish. Integrated appliances include a double electric oven, electric hob with stainless steel extractor above, washer/dryer, dishwasher and fridge freezer, while open oak shelving adds warmth and character, providing the perfect place to display plants, crockery or decorative pieces. The generous worktop space makes food preparation effortless whilst maintaining the minimalist appearance throughout.

Flowing seamlessly from the kitchen is the spacious living and dining area. There is ample room for both a dining table and comfortable lounge furniture, allowing the space to adapt perfectly to modern lifestyles. Large windows flood the room with natural light throughout the day, enhancing the neutral décor and attractive wood-effect flooring, while offering pleasant rooftop views across the surrounding area. Whether relaxing after work, entertaining guests or working from home, this versatile room effortlessly accommodates it all.

The bedroom is an exceptionally generous double, finished in soft neutral tones with plush carpeting underfoot to create a calm and relaxing atmosphere. A large window allows natural light to fill the room, while an impressive run of contemporary mirrored fitted wardrobes provides extensive storage without compromising on floor space. There is ample room for additional bedroom furniture, making this a comfortable and practical principal bedroom.

The bathroom has been finished to a high contemporary standard, featuring a full-sized bath with an overhead shower and glazed shower screen, WC, vanity wash hand basin with integrated storage and mirrored wall cabinet above. Stylish large-format wall tiles are paired with attractive patterned floor tiles, adding texture and character whilst maintaining a bright, modern aesthetic. A chrome heated towel rail completes the room.

Externally, the apartment benefits from a secure allocated parking space within the underground residents' car park, providing both convenience and peace of mind. The parking area also benefits from recently installed, EV charging points. Residents also enjoy access to a secure communal cycle stores, ideal for those wishing to make the most of Cambridge's excellent cycling infrastructure.

Beacon Rise is a modern and highly regarded development situated just off Newmarket Road, offering superb access into Cambridge city centre, Cambridge North Railway Station, the A14, M11 and the Science Park. A wide range of supermarkets, retail parks, cafés, restaurants and leisure facilities are all close by, while riverside walks and nearby green spaces provide excellent opportunities to enjoy the outdoors. Whether commuting, investing or purchasing your first home, the location combines outstanding convenience with a vibrant city lifestyle.

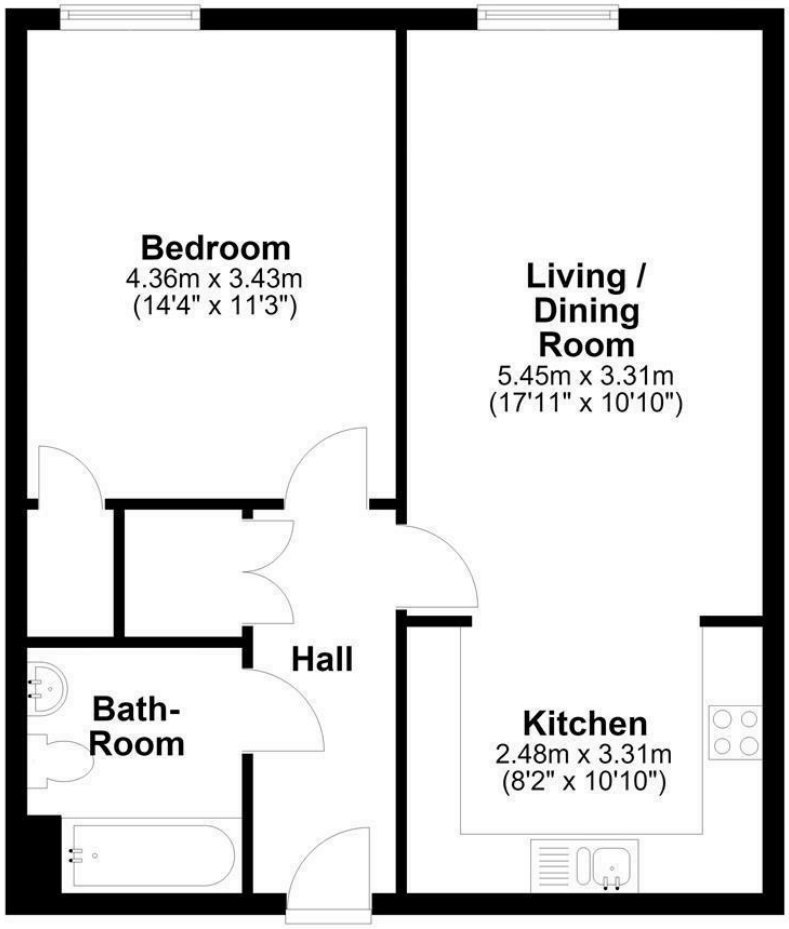
Please call us on 01223 307898 to arrange a viewing and for all of your residential Lettings and Sales requirements in Cambridge and the surrounding areas.

Agent Notes

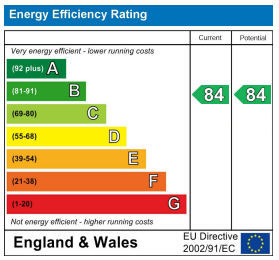
Tenure: Leasehold - 115 years remaining on the lease
Council Tax: Band C
No onward chain
Service Charge: £2,456.26 per annum
Ground Rent: £300

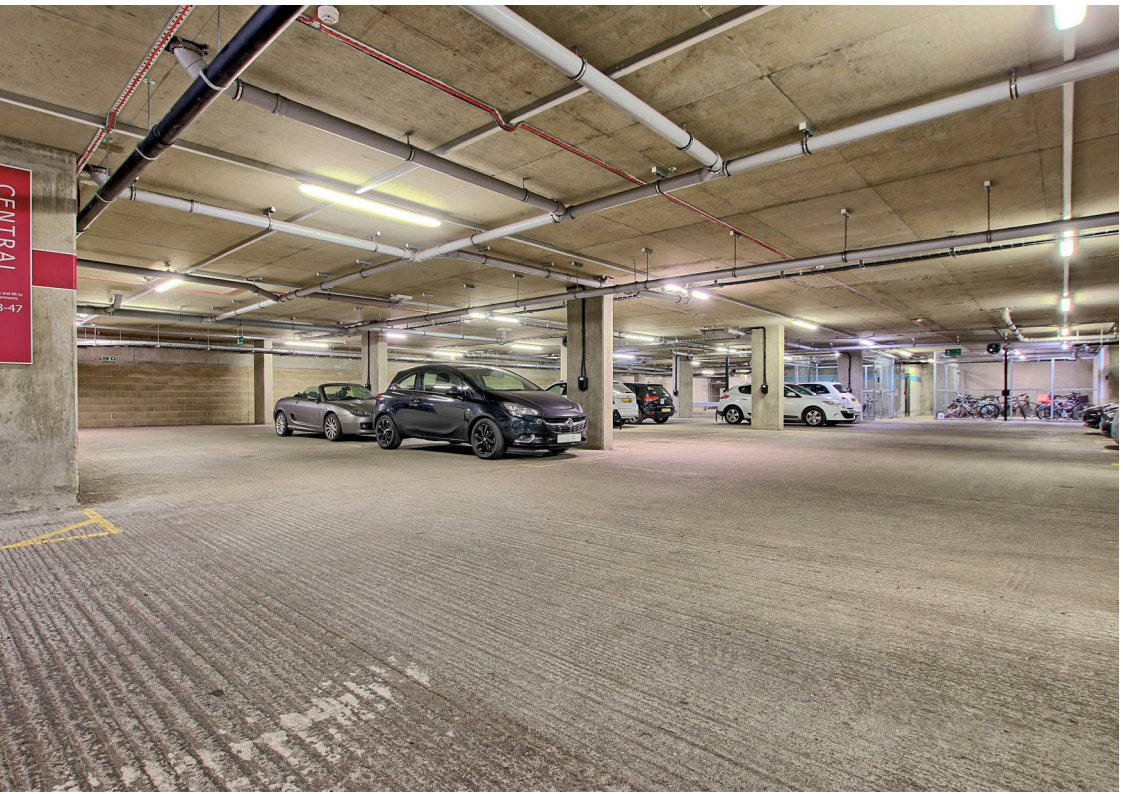
Floor Plan

Approx. 54.9 sq. metres (591.2 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 sq. feet)

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