



The Belvedere, Homerton Street, Cambridge, CB2 0NT

CHEFFINS

The Belvedere

Homerton Street,
Cambridge, CB2 0NT

2 2 1

£2,200 PCM

- Minimum 6 Month Tenancy
- Available from 08/12/2025
- Unfurnished
- EPC: D
- Council Tax Band: E
- Electric Underfloor Heating
- Wrap Around Balcony
- Allocated Parking
- Residents Swimming Pool & Gymnasium

A 2 bedroom top apartment forming part of this prestigious South City development. The accommodation comprises entrance hall, open plan living room/kitchen, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. The property further benefits with wrap around balcony, secure allocated parking with EV charger and use of residents swimming pool, gymnasium and concierge service. We regret no pets. Unfurnished. Available from 08/12/2025. EPC: D and Council Tax Band: E.





LOCATION

The apartment is located in the Coleridge ward of Cambridge within a desirable and prestigious residential development off Hills Road. A range of amenities can be found close by and the location provides excellent access to Cambridge Trian Station and CB1 Business District (0.5 miles) Cambridge's historic city centre (0.9 miles) and Addenbrooke's Hospital (1.1 miles). (Distances approximate).



ENTRANCE HALL

built in storage cupboard, 2 further built in cupboards (1 housing hot water cylinder) and doors to respective rooms off.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, breakfast bar, 1.5 bowl sink with window rear aspect above, integrated appliances including oven, induction hob with extractor hood above, microwave, fridge freezer, dishwasher and washer dryer. Open to living area window to rear aspect with door to wrap around balcony and further window to side aspect.

BEDROOM 1

built in double wardrobe, window to front aspect with door to wrap around balcony, further window to side aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc with fitted shelving above, wash basin with mirror above and built in cupboard.

BEDROOM 2

built in double wardrobe, window to front aspect with door to wrap around balcony.

BATHROOM

shower over bath with glass shower screen, wc with fitted shelving above and wash basin with mirror above.

BALCONY

wrap around balcony principally paved with brick parapet with railings.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £507

Deposit - £2538







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 61 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Top Floor

Approx. 68.0 sq. metres (732.3 sq. feet)



Total area: approx. 68.0 sq. metres (732.3 sq. feet)

Floor area excludes the balcony
Plan produced using PlanUp.

