

The Belvedere, Homerton Street, Cambridge, CB2 ONT





### The Belvedere

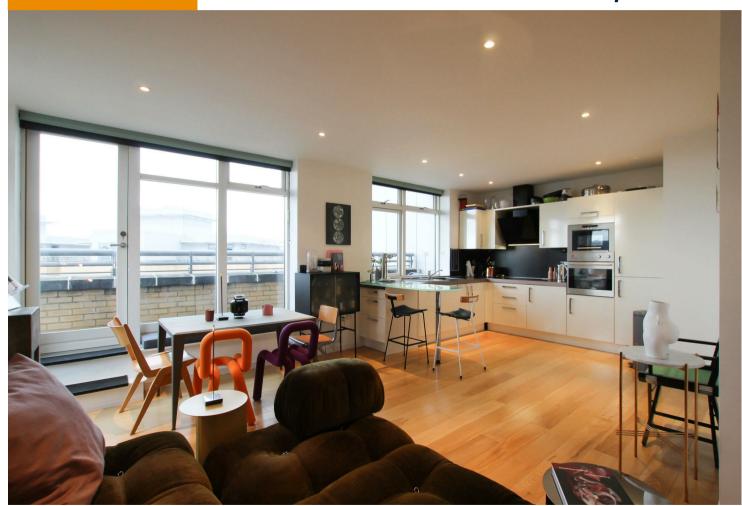
Homerton Street, Cambridge, CB2 ONT

- 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.



£2,200 PCM



# **CHEFFINS**





#### **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).

## **CHEFFINS**

#### **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 asepct above, integrated appliances including oven, induction hob with extractor hood above, mircowave, 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, we 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











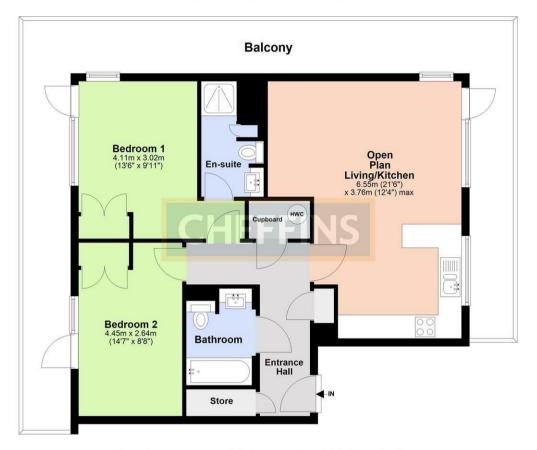




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Press & Assessment Hartington Grove Homerton College, University of Cambridge Bro EF International Language Campus Map data @2025

Top Floor
Approx. 68.0 sg. metres (732.3 sg. feet)



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

Floor area excludes the balcony Plan produced using PlanUp.

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#### 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





