Beaufort Place, Thompsons Lane, Cambridge, CB5 8AG

CHEFFINS

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Thompsons Lane

Cambridge,
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Guide Price £675,000

- Highly Desirable River-Side Setting
- Third-Floor Apartment
- Attractive Views Towards The River Cam And Magdalene College Fellows' Garden
- Well-Proportioned Two-Bedroom Accommodation
- Impressive Open-Plan Living And Dining Area
- Square Bay Window With Exceptional Outlook
- Large Sash-Style Double-Glazed Windows
- Full-Height Glazed Sash Window And Door To Balcony
- Private Balcony With Extended River Views
- Fitted Kitchen With Integrated Appliances

A particularly well-positioned two-bedroom apartment forming part of Beaufort Place, enjoying an enviable setting overlooking the River Cam and the Fellows' Garden of Magdalene College. Occupying the third floor, the property provides well-proportioned and versatile accommodation, with the principal living space arranged on an open-plan basis and benefiting from a particularly impressive outlook. The accommodation further comprises a principal bedroom with en-suite shower room, second bedroom, family bathroom, fitted kitchen and private balcony. The property also benefits from a garage and attractive communal landscaped areas.

LOCATION

Beaufort Place enjoys a highly desirable central Cambridge location, situated close to the River Cam and adjacent to the open spaces of Jesus Green, while the historic city centre is just a short walk away. Residents benefit from an excellent choice of shops, cafés, restaurants, pubs, Lido swimming pool, grass and clay tennis courts and cultural attractions, together with the University colleges and a range of schooling within easy reach. The area is particularly well suited to those seeking a convenient lifestyle, with excellent cycling and walking routes throughout the city. For commuters, Cambridge railway station and Cambridge North provide regular services to London, while the A14, M11 and Stansted Airport are readily accessible by road.

ENTRANCE HALLWAY

Accessed via an entrance door with viewfinder, the entrance hallway provides access to the principal rooms and benefits from a radiator, video entry telephone system and useful coat cupboard fitted with hanging rail and shelving. An airing cupboard houses the pressurised hot water cylinder and water heater, with lighting and doors leading through to the respective rooms.

OPEN-PLAN LIVING/DINING AREA

The principal reception space is particularly impressive, combining generous living and dining areas within a light and airy open-plan setting. The room benefits from a wall-mounted electric fireplace, low-level radiators and a plethora of panelled windows with bottom half double glazed and the top single glazed sliding panel providing excellent views towards the River Cam and Magdalene College Fellows' Garden. Of particular note is the square bay window, together with a number of large sash windows which enhance both the outlook and natural light. A full-height glazed sash window and door provide direct access onto the balcony.

A glazed sliding door leads from the dining area through to the kitchen.

KITCHEN

Fitted with a collection of wall and base-mounted storage cupboards and drawers beneath a roll-top timber-effect work surface incorporating an inset stainless steel sink with hot and cold mixer tap and drainer to side. Integrated four-ring electric hob with tiled splashback, extractor hood above and integrated oven beneath. Space and plumbing for dishwasher together with an integrated full-height fridge.

The kitchen further benefits from LED downlighters, tiled-effect flooring, service hatch through to the dining area and radiator. A large utility cupboard provides power and lighting, together with space and plumbing for a washer-dryer, provision for an additional fridge freezer and extractor fan. Panelled window with bottom half double glazed and the top single glazed sliding panel overlooking the River Cam.

PRINCIPAL BEDROOM SUITE

A well-proportioned principal bedroom enjoying particularly attractive views towards the River Cam and Magdalene College Fellows' Garden through a panelled windows with bottom half double glazed and the top single glazed sliding panel. The bedroom is fitted with built-in wardrobes, accessed via sliding doors and incorporating hanging rails and shelving, together with a radiator. Door leading through to:

EN-SUITE SHOWER ROOM

Comprising a three-piece suite including a raised shower cubicle with wall-mounted electric power shower and glazed shower door, low-level WC with concealed dual-hand flush and hand wash basin with hot and cold mixer tap. Tiled surround, wall-mounted mirror with glazed shelf, wall-mounted light and shaving point. Further features include an extractor fan, heated towel rail and tiled flooring.

BEDROOM TWO

A well-proportioned second bedroom with full-height built-in wardrobes, accessed via sliding doors and fitted with hanging rails and shelving. Radiator and panelled window with bottom half double glazed and the top single glazed sliding panel overlooking the side aspect.

FAMILY BATHROOM

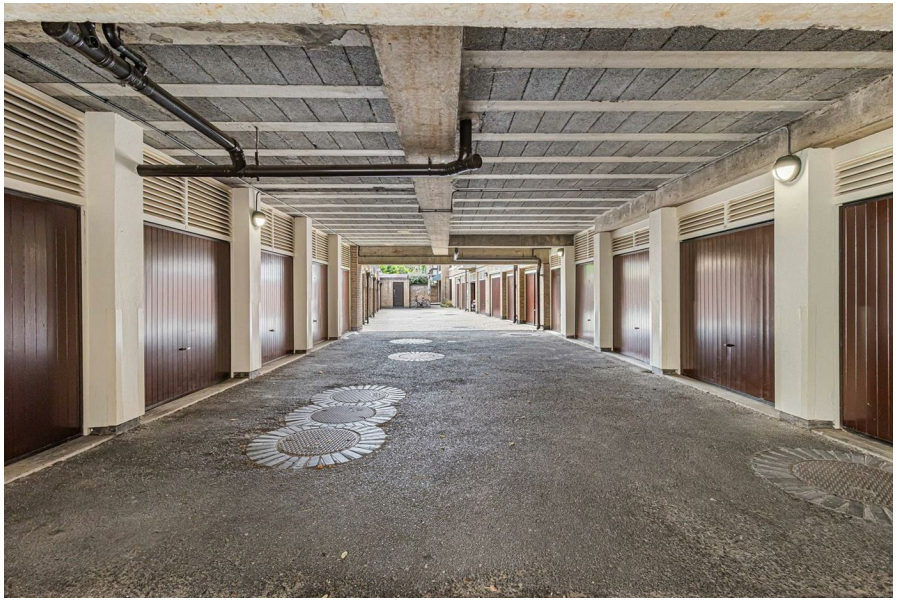
Comprising a three-piece suite including a combined bath and shower with wall-mounted shower head, hot and cold mixer bath taps and glazed shower partition, low-level WC with concealed dual-hand flush and hand wash basin with hot and cold mixer tap. Tiled surround, wall-mounted mirror, lighting and shelving, together with storage cupboard beneath the wash hand basin. Heated towel rail, tiled flooring and extractor fan.

OUTSIDE

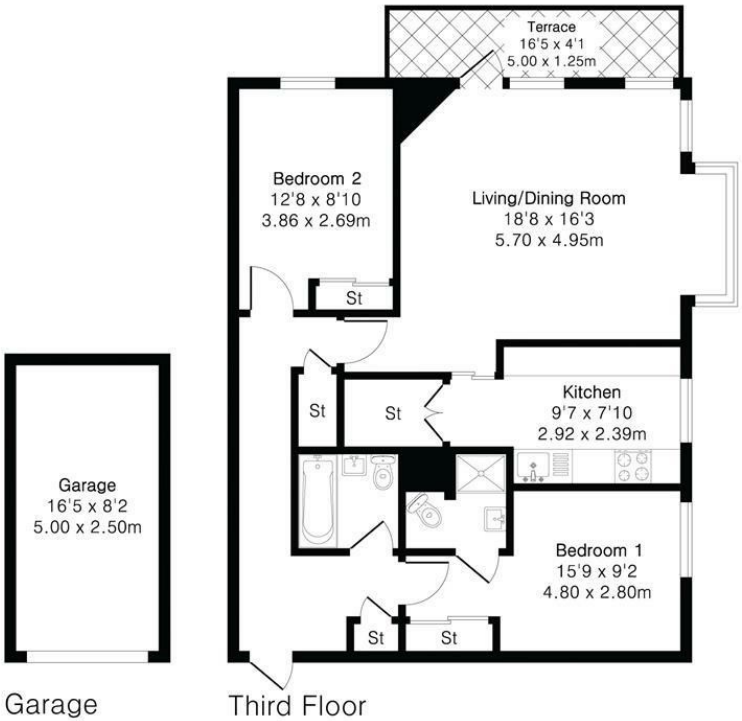
Access to Beaufort Place is gained from Thompson's Lane, with the property occupying the final entrance to the development via a fobbed or key-coded security entrance gate. This leads through to a covered communal area which extends around to the garage parking area, where the property benefits from its own garage.

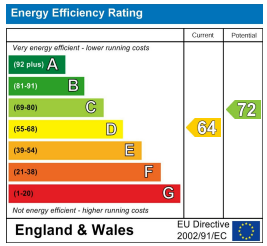
The communal approach is complemented by well-stocked bedding and landscaped areas, providing an attractive setting around the communal accessways. A secondary security door leads into the main entrance hall, from which stairs and a lift provide access to the third floor and the apartment.

The property further benefits from a private balcony accessed directly from the open-plan living area. Laid with tiled flooring, the balcony is enclosed by a low-level brick wall surmounted by glazed balustrading with timber handrails, providing an attractive private outdoor space and exceptional extended views over the River Cam.



Approximate Gross Internal Area 835 sq ft - 78 sq m
(Excluding Garage)
Garage Area 135 sq ft – 13 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Guide Price £675,000
Tenure - Leasehold
Council Tax Band - G
Local Authority - Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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