



Riverside Place, Cambridge, CB5 8JF

CHEFFINS

Riverside Place

Cambridge,
CB5 8JF

- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Living Area
- Covered Terrace
- Undercroft Parking
- Chain Free

A superb two-bedroom apartment featuring an exceptional terrace with far-reaching views along the River Cam, forming part of the prestigious Riverside Place development. Beautifully positioned in a peaceful riverside setting just moments from Midsummer Common, the property offers well-presented and generously proportioned accommodation, together with excellent scope for some modernisation to suit individual tastes. All of this is set within one of Cambridge's most desirable locations, conveniently placed for access to the City Centre and surrounding amenities.

2 2 1

Guide Price £595,000





LOCATION

Riverside Place occupies a distinguished position within one of Cambridge's most prestigious and highly regarded riverside developments. Situated on the banks of the River Cam, the property enjoys an exceptionally attractive and tranquil setting, with immediate access to picturesque riverside walks and the extensive open spaces of nearby Midsummer Common. The development is recognised for its exclusivity, quality of design and prime central location, offering a rare opportunity to reside in a peaceful waterside environment whilst remaining within comfortable walking distance of the historic city centre. The location affords an enviable lifestyle, with Cambridge's renowned colleges, cultural institutions, independent shops and fine dining establishments all readily accessible. The surrounding area is particularly well suited to those who value outdoor pursuits, with scenic cycling routes and river activities close at hand. Despite its serene character, Riverside Place benefits from excellent connectivity, with convenient access to Cambridge North station, the Science Park and major road links. This combination of prestige, setting and accessibility firmly establishes Riverside Place as one of the city's most desirable residential addresses.

TIMBER FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, electric heater, coat hanging rail, LED spotlights, storage cupboard containing water tank and access into various rooms.

SITTING/DINING ROOM

with wood effect laminate flooring, multiple electric heaters, wall lights, door out onto covered balcony with views overlooking front of the property and river beyond.

KITCHEN

with a range of floor and wall mounted units, granite worktop, double glazed window overlooking side of the property and LED spotlights, and a range of integrated appliances including 4 ring AEG induction hob and extractor fan with stainless steel splashback, stainless steel one and a half sink and drainer with mixer tap, integrated AEG microwave and integrated AEG oven, integrated Zanussi dishwasher, integrated fridge and freezer, integrated Hotpoint washing machine.

PRINCIPAL BEDROOM

carpeted, built-in wardrobe, downlighter, double glazed window overlooking side of the property, electric heater and door into:

ENSUITE SHOWER ROOM

with tiled floor, walk-in tiled shower, low level w.c., wash hand basin with mixer tap, heated towel rail, LED spotlights, extractor fan.

BEDROOM 2

carpeted, built-in storage cupboard and hanging rail and containing fuse box, double glazed window overlooking side of the property, downlighter, electric heater.

BATHROOM

with tiled flooring, part tiled walls, three piece suite comprising bath with shower over, low level w.c., wash hand basin with mixer tap, heated towel rail, LED spotlights, extractor fan.

OUTSIDE

The property is approached via pathway leading to communal entrance door with tiled flooring and lighting. Hallway leading to further automatic entrance door leading up to the second floor where the apartment is located. Communal corridor carpeted and leads to timber front door. Communal gardens with gravel walkway, borders with a variety of trees, shrubs and bushes. Communal seating areas and covered walkways between apartments with automatic doors. An allocated parking space can be found in the undercroft car park, visitor spaces, secure cycle store, refuse store, further private garden with gravel walkway, enclosed by iron bar

fencing, predominantly laid to lawn with a variety of hedging and shrubs in borders, again with further brick paved terraced areas.

AGENTS NOTE

Tenure - Leasehold

Length of Lease - 103 Years Remaining

Annual Ground Rent - £275

Annual Service Charge - £5,000

Service Charge Review Period - N/A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
EU Directive 2002/91/EC		

Guide Price £595,000

Tenure - Leasehold

Council Tax Band - D

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.

Approximate Gross Internal Area 1149 sq ft - 107 sq m



Second Floor

CHEFFINS



CHEFFINS