

- Leading **Independent** Agents
- **20 Years** Experience in Cambridge
- Professional and Personal Service from the perspective that matters.....**Yours!**



12 Beaufort Place

Thompsons Lane, Cambridge, CB5 8AG

£2,775 PCM

Elegant & updated, exclusive second floor, two double bedroom unfurnished apartment in this unique riverside development. Balcony over riverside. Rarely available. Unfurnished.

Sought after city centre location near to Magdalene Bridge. River views from all windows and balcony. Own garage. One minute's walk to shops, restaurants, colleges and Jesus Green. Finished to exceptionally high standard. Designer bathroom with walk in separate shower and double ended bath.

Access to second floor by lift/stairs. Private entrance lobby, hallway, reception room with panoramic views directly over river. Flame effect gas fire feature. Solid oak flooring. Comfortable seating and dining areas, TV. Door to balcony with view up river of Magdalene Bridge and Trinity College. Fully fitted designer kitchen with dishwasher and granite worktops. Separate utility area with washer and drier - fitted.

2 equal double bedrooms with large built-in wardrobes, views directly over river and sliding doors to balcony. Large updated bathroom with bath, 2 x washbasins, WC and separate shower.

UNFURNISHED

Electric boiler central heating.

Own garage in basement of building suitable for small to medium size car.

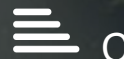
Secure entry system.

Must be viewed to appreciate 'wow' factor!

Suitable for professionals /Mature students only.

Viewing

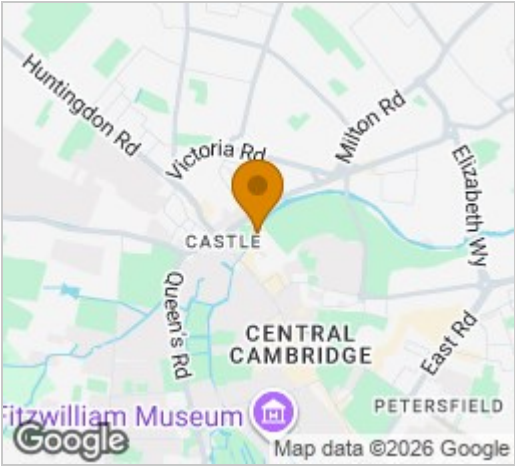
Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



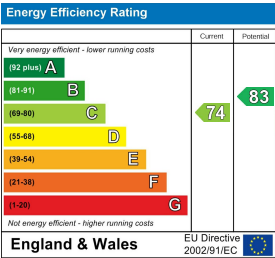
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.