



74 Riverside Place  
Cambridge, CB5 8JF

**Guide price £325,000**



B

## 74 Riverside Place

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- Stylish apartment
- EPC rating B
- Secure parking
- Riverside setting
- No chain

A one-bedroom second-floor apartment, with fantastic river views, secure parking, and well-planned, beautifully appointed accommodation with no chain.

Riverside Place is a desirable and prestigious development which is popular with those seeking a riverside setting close to open green spaces, but only a mile from the City centre. It is perfect as a lock-up and leave, first-time purchase, or a downsizer looking for a high-quality environment.

The development has a concierge service located within the secure communal hall, where there are lifts and stairs to all floors. The hallway is spacious and has fitted storage, and the open-plan living space is well planned, with the kitchen peninsula providing a partial separation but ensuring the open feel is retained. The kitchen is equipped with high-quality units and integrated appliances, including an oven, microwave, hob, extractor, fridge-freezer, and dishwasher.





The living area has a subtly higher ceiling and a large window providing views of the river and trees beyond.

The bedroom is a good size and has an adjoining dressing area with fitted wardrobes. The bathroom is off the hall and is well-appointed with a shower over the bath, basin, WC and towel rail.

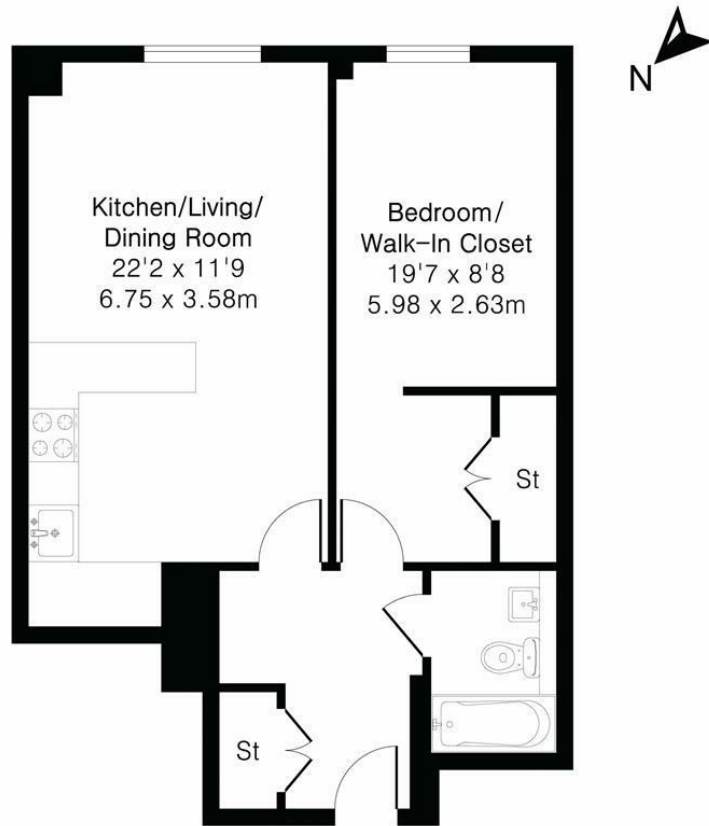
The apartment has double glazing and electric heating.

There is an allocated parking space in the underground car park. We are advised that some residents have installed charging points. The communal gardens and grounds are immaculate, and there is bike and bin storage.

What3words: ///quarrel.rapid.photos



Approximate Gross Internal Area 541 sq ft - 50 sq m



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.



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		81	87
		EU Directive 2002/91/EC	

Tenure: Leasehold 103 years remaining.  
 Ground rent: £275.00 p.a.  
 Service charge: £2764.00 p.a.  
 Council tax band: D

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