



27 The Beech Building Rudduck Way  
Cambridge, CB3 1BF

**Guide price £539,000**



## 27 The Beech Building Cambridge, CB3 1BF

- Underground Parking
- Private Terrace
- Cambridge University Primary School Catchment
- Modern & Spacious Throughout

A wonderfully presented and exceptionally spacious two-bedroom corner apartment extending to over 950 sq ft, situated on the second floor of the prestigious Beech Building in the heart of Eddington. Benefiting from underground parking, a private terrace and catchment for Cambridge University Primary School, this is one of the finest apartments currently available within the district.

Accessed via secure entry and well-maintained communal areas, the apartment opens into a welcoming entrance hall. A substantial utility cupboard provides excellent storage and space for laundry appliances, helping to keep the main living areas clutter-free.

The contemporary family bathroom is finished to a high specification and comprises a bath with shower over, WC, wash basin, heated towel rail and recessed storage.

Positioned on either side of the apartment are two generous double bedrooms. The principal suite is particularly impressive, featuring two large windows, fitted wardrobes and a stylish en suite shower room finished to the same





high standard as the family bathroom. The second bedroom is also an excellent double room, flooded with natural light from dual aspect windows and offering flexibility for guests, family members or home working. An additional storage cupboard is conveniently positioned between the bedrooms.

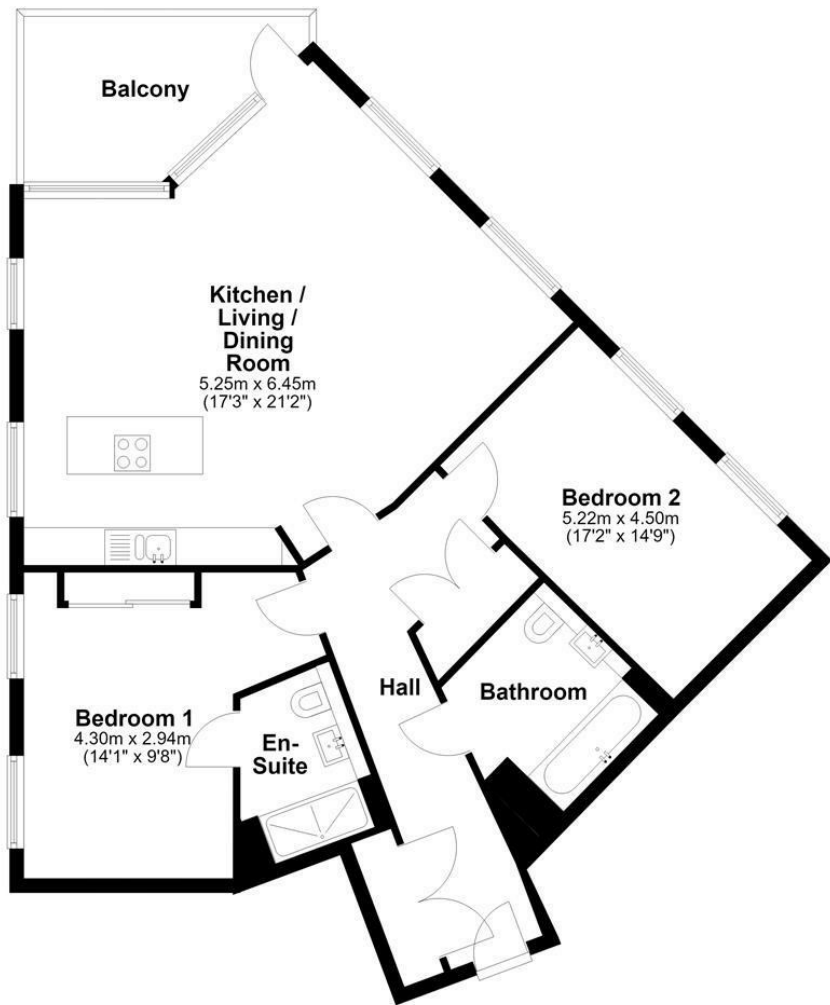
The standout feature of the apartment is undoubtedly the stunning open-plan kitchen, living and dining space. Occupying the corner of the building, the room enjoys an abundance of natural light through floor-to-ceiling windows on multiple aspects. Doors open onto a private terrace overlooking Eddington's attractive green spaces, providing an ideal setting for outdoor dining and relaxation.

The kitchen is beautifully appointed with a range of integrated appliances including dual ovens, an induction hob, full-height fridge freezer and dishwasher.



## Floor Plan

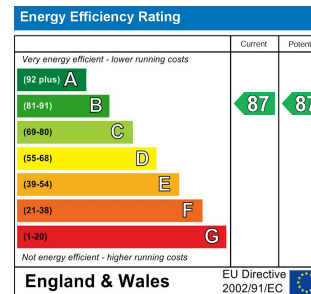
Approx. 88.9 sq. metres (956.6 sq. feet)  
(excluding Balcony)



Total area: approx. 88.9 sq. metres (956.6 sq. feet)



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.