



Grafton House, 64 Maids Causeway, Cambridge, CB5 8DD  
Guide Price £275,000 Leasehold - Share of Freehold



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**THIS SUPERB FIRST FLOOR STUDIO APARTMENT IS POSITIONED WITHIN AN IMPRESSIVE GEORGIAN HOUSE CONVERSION, SET BACK FROM MAIDS CAUSEWAY, MOMENTS FROM MIDSUMMER COMMON, THE MAIN SHOPPING AREAS AND SCENIC RIVER WALKS INTO THE HISTORIC CENTRE.**

- 331 Sqft/30.8 Sqm
- Kitchen with integrated appliances
- Current Build Zone warranty
- Secure communal bicycle storage
- Central city location
- First floor studio apartment
- Airbnb with an annual rental income of £30,000
- Gas-fired heating to underfloor
- No onward chain
- EPC – C / 78

The property is located on the first floor of this attractive period conversion and provides an open plan living/dining/sleeping area with high ceilings, benefitting from a high degree of natural light.

This bright and airy room provides a complete wall bed system with clever storage solutions, a quality and well-equipped kitchen with integrated appliances and a comfortable sitting/dining area. A stylish and modern shower room with high-end fittings completes the studio.

Outside, there is a large gravelled area to the front, a secure communal bicycle storage and a hardstanding seating area for residents and guests to enjoy.

The property has a strong Airbnb history and generates around £30,000 in rental income per annum.

#### **Location**

Local shopping 150 yards, city centre (Market Square) 0.5 miles, railway station 1.25 miles (Liverpool Street from 60 minutes, King's Cross from 49 minutes). Maids Causeway is a convenient, sought-after central location close to Midsummer Common within easy walking distance of the excellent local shopping facilities in Burleigh Street, the Grafton Centre and the Vue cinema complex and also within easy walking distance to the Market Square.

#### **Tenure**

Leasehold - Share of freehold

Lease length – 125 years from June 2021

Service charge is £1100. This is reviewed annually and is adjusted according to associated costs. This includes communal garden maintenance, heating, cleaning of communal areas, insurance and administration charges.

The owner has confirmed that there is no ground rent payable on the property.

There is a residents' management company.

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - A

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

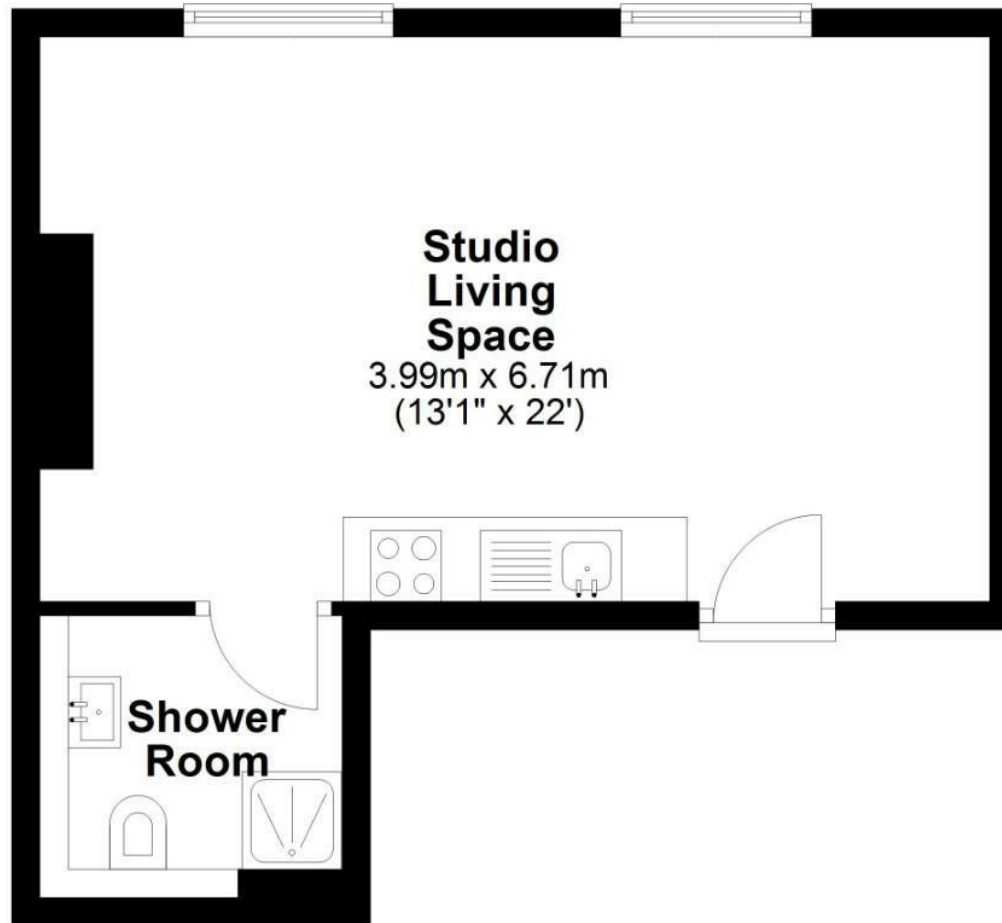
#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



# Floor Plan

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 30.8 sq. metres (331.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



