



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive and spacious split-level two-bedroom apartment in the popular Chesterton area of Cambridge. Located in a quiet cul-de-sac this recently converted property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (direct links to London's Kings Cross, Liverpool Street and Stansted Airport), supermarkets, gyms, restaurants and pubs.

Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. This property comes with the benefit of a share of the freehold, zero ground rent, and 250mbps internet connection.

Radcliffe & Rust Estate Agents Cambridge are delighted to present for sale this modern and spacious apartment on Maitland Avenue, CB4. Featuring two double bedrooms and split-level living, this home offers an ideal blend of style and practicality—perfect for city living with easy access to the centre and excellent transport links. Cambridge North Station and the Cambridge Science Park are both a ten-minute walk away, and the guided busway is just around the corner.

The property is accessed via a block-paved driveway with three designated parking spaces, one allocated to this apartment. The building's exterior combines anthracite grey windows with a sleek mix of brick and render, setting a modern tone that continues once you step inside. Flat 3, the largest in the building, shares an entrance with Flats 1 and 2. Inside, a hallway with crisp white walls leads up one flight of stairs to its private first-floor entrance.

Upon entering, the bathroom is on the left, featuring a bath with dual shower heads and a glass screen, a dark grey vanity unit with integrated W.C., a countertop basin, under-cupboard storage, and a heated towel rail.

Next is the second bedroom—a generously sized double filled with natural light from two large rear-facing windows. The room comfortably fits a double bed, wardrobe, and desk, and its white walls and soft grey carpets create a peaceful, private retreat.

Further along the hallway is bedroom one, another well-proportioned double with built-in storage along one wall. A striking blue-black feature wall adds sophistication, while dual front-facing windows keep the space light and airy.

At the end of the hallway, a window overlooking the front of the property provides more natural light before a modern wood staircase leads to the upper level. The top floor opens into a stunning open-plan living, dining, and kitchen area. Dual-aspect windows—Velux to the front and full-size to the rear—flood the space with daylight, offering privacy and a spacious feel. The clever layout maximises

both style and functionality. The kitchen features sleek, handle-less light grey gloss units contrasted by black worktops. Appliances include a Bosch induction hob, modern floating extractor hood, integrated electric fan oven, fridge, freezer, dishwasher, and washing machine. The Viessmann boiler was installed six years ago and has been serviced annually.

The dining area comfortably fits a six-seater table, while the living zone accommodates an L-shaped sofa, media console, and more. The sellers have added storage under the pitched roof adding practical charm with drawers, shelves, and cupboards.

To the rear, a large shared garden features a lawn, mature shrubs including flowering hawthorn, and a rear patio—perfect for relaxing or entertaining. The garden also includes an outdoor power supply, a modern bin store, and secure bicycle storage. Flat 3 additionally benefits from its own large private outdoor storage box.

Maitland Avenue falls within the catchment of Shirley Community Primary School. Older children attend either North Cambridge Academy or the highly regarded Chesterton Community College, rated 'Outstanding' in its most recent Ofsted inspection.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Council Tax Band: B, £1,749 for 2024 - 2025 (Cambridge City Council)
Tenure: Leasehold with a 25% share of the freehold.

Lease length - 125 years from 1st December 2018, so that leaves 118 years

The new owner of Flat 3, 9 Maitland Av will become a member - 9 Maitland Avenue Management Company Limited, which is the freeholder.

Ground rent: Zero

Service charge: £480 per annum





Total area: approx. 69.0 sq. metres (742.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	81	81
(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	

