



14A Rayson Way offers an excellent balance of convenience, comfort, and accessibility in a sought-after part of Cambridge. Located in the Abbey area, residents benefit from a wide choice of supermarkets including Tesco, Aldi, Sainsburys and Asda, all within easy reach for everyday shopping. For larger retail needs, Cambridge Retail Park on Newmarket Road provides popular stores such as Dunelm, Currys and Boots. The area is well served by regular bus services into the city centre and surrounding districts, while Cambridge's train stations make regional and national travel straightforward. Local amenities include pharmacies, convenience stores and leisure facilities, with Abbey Swimming Pool and Fitness Centre, Stourbridge Common and Coldhams Common nearby for recreation. Families will appreciate the range of primary and secondary schools within walking or short travel distance, making the location highly practical. Altogether, 14A Rayson Way combines modern urban living with excellent links to shops, schools and green spaces.

The property is accessed via its own private entrance and staircase, leading to a central hall that connects all rooms. At the front is a generous living/dining room, which enjoys excellent levels of natural light and provides ample space for both relaxing and entertaining. The separate kitchen is well presented, with a range of fitted units, work surfaces and tiled splashbacks. Built-in shelving and a useful pantry area provide additional storage, while there is also space for free-standing appliances there is a electric double oven and grill, electric hob and extractor hood over.

The accommodation continues with two double bedrooms, each offering good proportions and flexible use, whether as bedrooms, guest rooms or a home office. A family bathroom completes the internal layout, fitted with a panelled bath with electric power shower over ,wash basin and WC. The property is neutrally decorated and presents an opportunity for a new owner to update to their own style.

Externally, the maisonette benefits from an unusually large private rear garden, which is mainly laid to lawn and framed by mature trees and shrubs, creating a sense of privacy and seclusion. This outdoor space is ideal for family use, entertaining, or those who enjoy gardening, with plenty of scope to landscape or develop further. A brick-built storage shed is also included, offering secure space for bicycles, garden tools or outdoor equipment. To the front of the property there is ample on street parking available.

Additional features include gas central heating, recently fitted double glazing and the advantage of no onward chain, ensuring a smooth purchase process.

The property is located in a popular residential area of Cambridge, well served by local amenities including shops, supermarkets, schools and leisure facilities. Excellent public transport links provide regular connections into the city centre and train stations, while major road networks are easily accessible for commuters.

Agent notes

Tenure: Leasehold

Freeholder: Cambridge City Council

Years remaining on lease: 87

Ground rent: £10 per annum

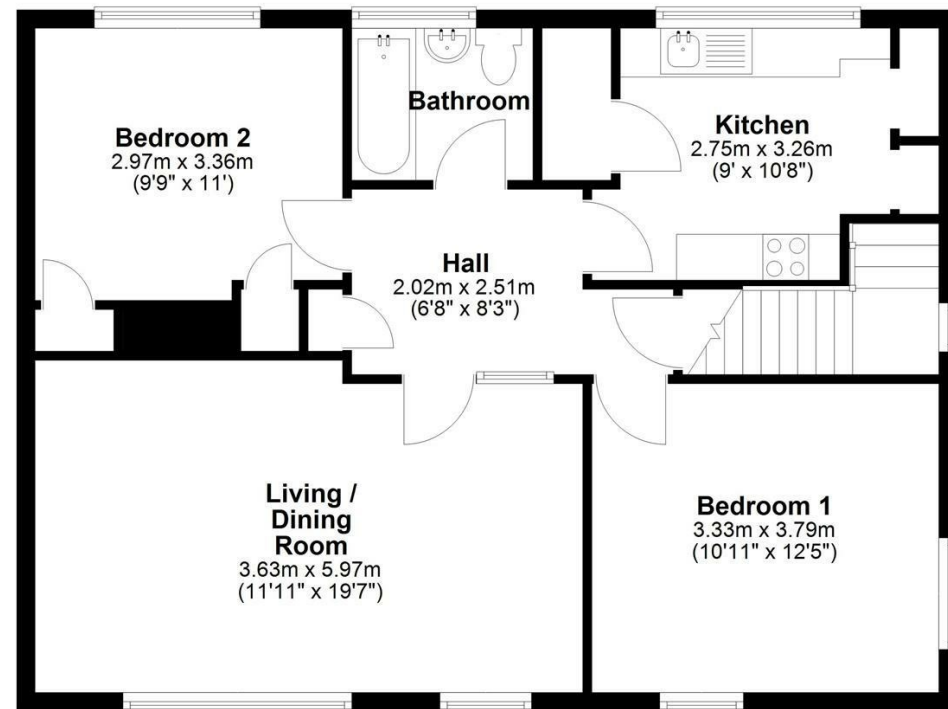
Service charge: £300 per annum approximately





Floor Plan

Approx. 71.4 sq. metres (768.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.1 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		
(69-80) C	76	77
(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	

