



**Radcliffe & Rust**  
Residential sales & lettings

**9a Maitland Avenue, Cambridge CB4 1TA**  
**Offers In Excess Of £300,000**



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive and spacious ground-floor one-bedroom apartment in the popular Chesterton area of Cambridge. This property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, restaurants and pubs, and Cambridge City Airport. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. Maitland Avenue is in the catchment area for Shirley Community Primary School; children over eleven attend either the nearby North Cambridge Academy or Chesterton Community College, the latter ranking as 'outstanding' in their most recent Ofsted report.

Once inside the property, you can see instantly how beautiful this space is. To your left, as you enter the apartment, is the open-plan lounge/kitchen/dining area. This room is big, bright and full of light, and the design makes for the perfect environment for socialising as a couple or with friends. The neutral décor and wooden floor (that spills in from the hallway) has a modern feel; the condition of the whole room – in fact, the entire apartment – is of a high standard. Directly in front of you as you enter the space is a generous lounge area with plenty of room to create a comfortable living space. But let's move on to the best part: the French doors at the end of the property that lead into a private outdoor space, perfect for relaxing and unwinding with a book at the end of a busy day. This space is laid to patio slabs and surrounded by a fence and side gate leading to the communal garden.

Next to the lounge in the open-plan living area is the kitchen. The white and black marble effect colour scheme of the kitchen cupboards and worktops keep the room slick and modern, and everything throughout is in immaculate condition. The kitchen benefits from: under-counter fridge, under-counter freezer, washing machine and dishwasher. The central island that separates the kitchen from the lounge is not only practical but also doubles up as a breakfast bar. It is a delightful room for any wannabe chef to enjoy solo or when entertaining.

Opposite the front door is the bathroom with a W.C., hand basin and bath (with shower overhead). There is also a large wall-mounted mirror, heated towel rail and storage below the hand basin.

The last room in the apartment is the bedroom at the other end of the property. This room is a large double with plenty of space for a bed and wardrobe; other furniture could be added comfortably without it being a squeeze. There is certainly no shortage of space! The sizeable frosted window floods the room with light, creating a

cosy space for a comfortable night's sleep. The décor in the bedroom is neutral, and the overall feel is modern and maintained to a high standard.

The apartment would be a delightful place for anyone to call home or rent out as an investment property in a popular area on the outskirts of central Cambridge. Maitland Avenue comes with a parking space, communal bike storage, a communal garden area...and don't forget the private paved garden off the lounge. It doesn't get much better than this.

Please call us on 01223 307898 to arrange a viewing at Maitland Avenue and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

### Agent Notes

Council Tax Band: B

No onward chain.

Tenure: Leasehold with a share of the freehold.

Lease length - 125 years from 1st December 2018, so that leaves 120 years

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

Ground rent: Zero

Service charge: £480 per annum





### Floor Plan

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 41.8 sq. metres (449.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



