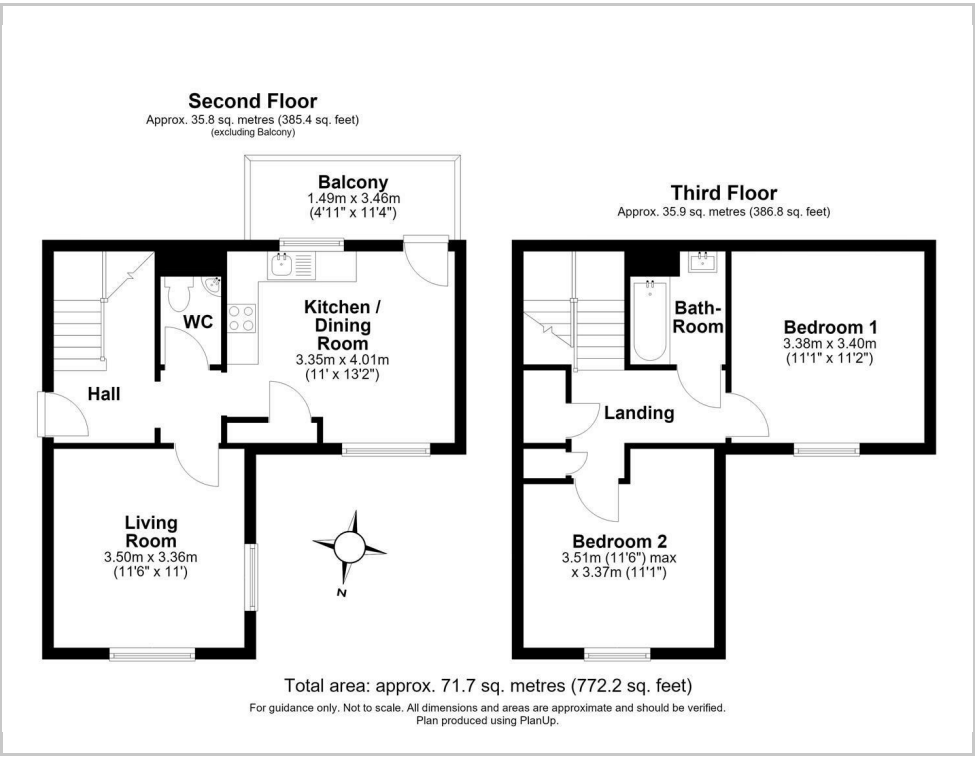
GRAY TOYNBEE



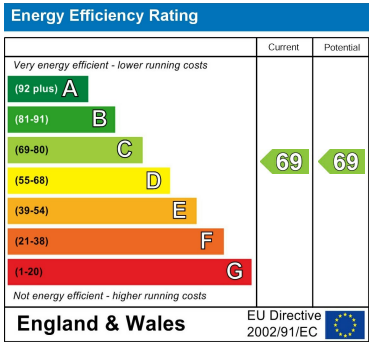
36 Nicholson Way, Cambridge, CB4 2RR

Guide price £240,000

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- No Onward Chain
- Split-Level
- Private Balcony
- Spacious Rooms

A bright and well-presented two-bedroom split-level maisonette with its own private balcony, off-street parking and no onward chain.

Situated on the second floor of a purpose-built apartment block and accessed via its own private entrance, the property opens into a spacious entrance hall with plenty of room for coats, shoes and additional storage.

The living room is well proportioned and benefits from a corner aspect with two windows, allowing plenty of natural light. The kitchen is fully equipped with an integrated oven, space for freestanding white goods and room for a dining table. There is also generous cupboard space, the boiler is housed within the kitchen, and dual-aspect windows help create another bright and welcoming room.

From the kitchen, there is direct access onto the private balcony, which is a standout feature of the property. It offers space for outdoor seating and enjoys an outlook across nearby green space and parkland. A separate cloakroom is also located on this level.

Upstairs, there are two well-proportioned double bedrooms, both overlooking the rear and finished in a consistent style, with the continuation of the flooring helping to create a cohesive feel throughout.

The family bathroom comprises a bath with shower over and rainfall attachment, heated towel rail, basin and vanity unit. There are also two large storage cupboards on this level, providing excellent practical storage.

The property further benefits from off-street parking, excellent transport links into the city centre and a range of local shops and amenities within walking distance.

Offered for sale with no onward chain.

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