



Grafton House, Maids Causeway, Cambridge, CB5 8DD

CHEFFINS

Maids Causeway

Cambridge,
CB5 8DD

A beautifully presented one bedroom first floor apartment situated within walking distance of Midsummer Common, scenic river walks and a wealth of local amenities. Grafton House was converted into apartments in 2020 having previously been used as a bank.



Guide Price £275,000





TIMBER DOOR

leading into:

COMMUNAL ENTRANCE HALL

which is wood flooring, single glazed sash window overlooking front of the property. Hallway leading to stairs up to the apartment, stairs are carpeted and the flat is located on the first floor.

TIMBER DOOR

leading into:

ENTRANCE HALL

with engineered oak flooring, underfloor heating, hanging rail for coats, storage cupboard with shelving, fuse box, LED spotlights, access into:

BATHROOM

with Karndean style flooring, underfloor heating, walk-in tiled shower cubicle, low level w.c, wash hand basin with storage drawer below, heated towel rail, LED spotlights, extractor fan, large inset mirror.

SITTING ROOM/KITCHEN

continuation of engineered oak

flooring, underfloor heating, range of floor and wall units, Neff integrated oven and 4 ring Neff induction hob, extractor fan, tiled splashback, quartz worktop, stainless steel sink with mixer tap, water filter, integrated washing machine/dryer, integrated fridge with freezer compartment, space and plumbing for dishwasher, large sash window letting in light and stairs up to:

MEZZANINE BEDROOM

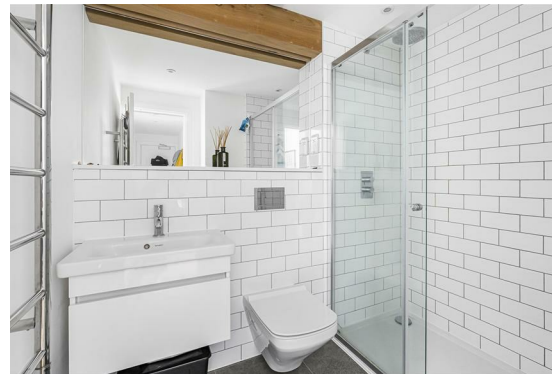
which is carpeted, built-in wardrobes and storage cupboards, Velux window letting in further light, downlighter.

OUTSIDE

The property is approached via a shared gravelled driveway with other apartments in the block. Outside there is access to covered bicycle storage and further bicycle rails which are not covered, driveway is predominantly enclosed via walls.

AGENTS NOTE

Tenure - Leasehold, Share of Freehold
Length of Lease - 121 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £1,505.04

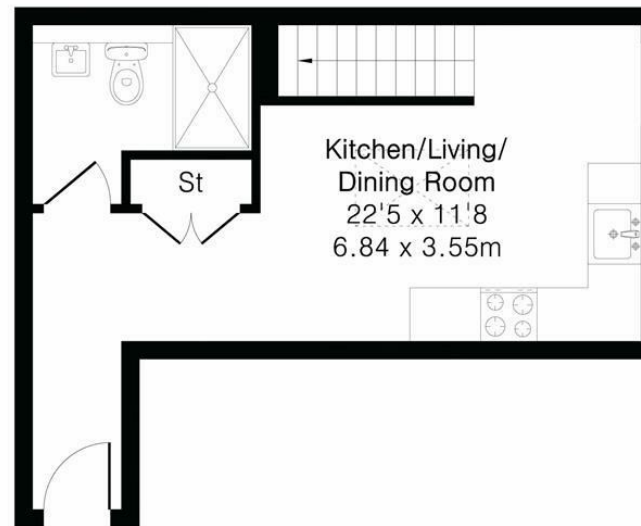




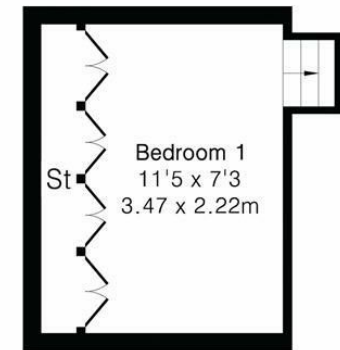
Approximate Gross Internal Area 384 sq ft - 35 sq m

Ground Floor Area 282 sq ft – 26 sq m

Mezzanine Area 102 sq ft – 9 sq m



Ground Floor



Mezzanine

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		

Guide Price £275,000

Tenure – Leasehold – Share of Freehold

Council Tax Band – A

Local Authority – Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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