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Residential sales & lettings

Grafton House, 64 Maids Causeway, Cambridge CB5 8DD
Guide Price £260,000

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Radcliffe & Rust Estate Agents are delighted to offer, for sale, this characterful studio apartment within Grafton House on Maids Causeway, Cambridge. The apartment benefits from a cleverly positioned partition wall which helps to separate the sleeping and living areas, creating more of a one-bedroom feel, while retaining attractive period features including impressive high ceilings and traditional sash windows. Grafton House occupies an exceptionally convenient central location, with the shops, cafés and everyday amenities of Burleigh Street and The Grafton approximately 0.2 miles away, while Cambridge's historic city centre and Market Square are approximately 0.5 miles away, providing easy access to the Grand Arcade, restaurants, cafés and University buildings. Midsummer Common is just moments from the property, offering extensive open green space and pleasant walking and cycling routes towards the River Cam and Jesus Green. Cambridge railway station is approximately 1.25 miles away, while the property's central position makes much of the city easily accessible on foot or by bicycle.

Approaching Grafton House, the building is set back behind an attractive gravelled frontage, enclosed by established brick walls and mature planting. The warm yellow-brick façade gives the property an appealing period appearance, with traditional sash windows and a covered central entrance adding further character. To one side is a dedicated communal cycle storage area with bicycle stands, particularly useful for a property in such a central Cambridge location.

Entering the building, you are welcomed into a charming communal foyer which immediately reflects the character of Grafton House. Warm herringbone parquet flooring contrasts beautifully with crisp white walls and deep skirting boards, while a traditional column-style radiator and the impressive entrance door with its arched fanlight provide further period detail. From here, the communal areas lead through the building and up to the first floor, where the apartment itself is positioned.

Entering the apartment, you arrive directly into the principal open-plan living and kitchen area. This is a bright and welcoming space, finished with crisp white walls and attractive natural oak-effect flooring which brings warmth to the otherwise neutral interior. The high ceilings enhance the feeling of space, while a traditional sash window provides plenty of natural light and retains an attractive connection to the building's original character.

The living area provides a surprisingly versatile amount of space for a studio apartment, with room to create comfortable sitting and dining areas without the room feeling overcrowded. Built-in open shelving provides useful display space, while an integrated cupboard beneath offers additional practical storage for the washer/dryer. The simple neutral palette and warm flooring provide an excellent blank canvas for a new owner to furnish and personalise.

Positioned alongside the living area is the contemporary fitted kitchen, which has been carefully designed to make excellent use of the available space. Soft grey handleless base units are paired with contrasting white wall-mounted cabinetry and pale work surfaces, while glossy white metro-style tiled splashbacks and under-cabinet lighting create a fresh and modern finish. The kitchen incorporates a stainless-steel sink with chrome mixer tap, integrated electric oven and hob with extractor above, together with further useful storage and workspace.

One of the apartment's most appealing features is the cleverly designed partition separating the sleeping accommodation from the main living space. Rather than presenting as one completely open studio room, the partition provides a clear distinction between the living and sleeping areas, giving the apartment a layout and feel much closer to that of a compact one-bedroom home.

The sleeping area continues the attractive oak-effect flooring and crisp white décor found throughout the apartment. Despite being internally positioned, a rooflight overhead allows natural light to filter into the space, supplemented by contemporary wall-mounted lighting. There is comfortable space for a double bed and additional bedroom furniture, while a bank of fitted cupboards provides valuable built-in storage and helps to keep the room uncluttered.

Completing the accommodation is the stylish shower room, finished in a clean and contemporary combination of white metro tiling with contrasting grout and darker flooring. A generous glazed walk-in shower enclosure incorporates a large overhead rainfall-style shower, while the remainder of the suite comprises a wall-hung WC and modern wall-mounted vanity unit with integrated wash basin. A large mirror enhances the feeling of light and space, with chrome fittings and a heated towel rail completing the modern finish.

Overall, this is a particularly well-designed studio apartment which successfully combines the charm and proportions of a period building with a contemporary interior. The defined sleeping area, high ceilings, sash window, modern kitchen and shower room, useful built-in storage and communal cycle facilities make this an appealing opportunity for those seeking a characterful and conveniently positioned Cambridge home or investment.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

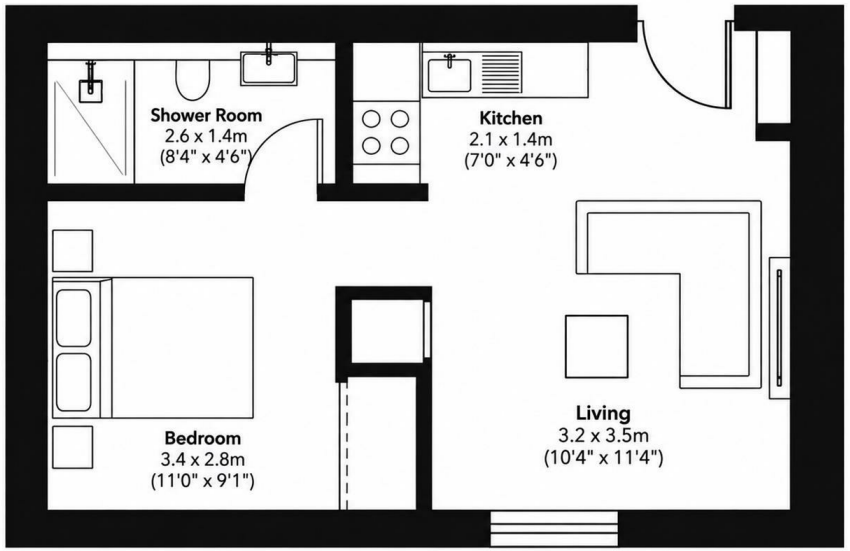
Tenure: Leasehold - Share of Freehold (5.9% share)
Lease: 998 years remaining
Service charge: £1,375 per annum
Ground rent: £0.00
Council tax: Band A
Rental yield: Circa £1,400 PCM
No onward chain











Total Area: 28.8 m² (310 sq ft)

All measurements are approximate and for illustrative purposes only.

