



69 sqm / 740 sqft

Driveway parking

Share of freehold

2018

Duplex apartment

EPC - B / 81

2 beds, 1 recep, 1 bath

Council tax band - B

MAITLAND AVENUE

A stylish two double bedroom duplex apartment offering approximately 740 sq ft of bright, contemporary accommodation, featuring an impressive open-plan living space with modern kitchen. Benefitting from secure entry, allocated parking, communal gardens and bike storage, the property is ideally located for access to Cambridge city centre and transport links.



Guide Price
£350,000.00



A stylish and well-presented duplex apartment offering approximately 69 sq. metres (740 sq. feet) of bright and contemporary accommodation, set within a convenient and well-connected location.

The property is accessed via a secure front door entry system, providing peace of mind and controlled access for residents. The flat itself is arranged over two floors and benefits from a particularly impressive open-plan living space occupying the upper level. Measuring an excellent 5.65m x 5.60m (18'6" x 18'4"), this expansive room is flooded with natural light from multiple windows and rooflights, creating a superb entertaining and living environment. The kitchen area is fitted with sleek, modern cabinetry complemented by dark worktops and integrated appliances, with a central peninsula incorporating a hob and extractor above, forming a natural focal point to the room. There is ample space for both seating and dining areas, making it an ideal space for modern living.

On the lower floor are two well-proportioned double bedrooms, each measuring 3.50m x 3.35m (11'6" x 11'), offering comfortable and versatile accommodation. One room is currently arranged as a bedroom, while the other provides flexibility as a guest room or home office. The family bathroom is fitted with a contemporary suite including a bath with shower over, WC and wash hand basin, finished with stylish tiling and vanity storage.

Externally, the property benefits from one allocated parking space to the front of the building. To the rear, there are communal gardens shared with only three other apartments, providing outdoor space for residents to enjoy, along with secure bike storage, ideal for those commuting into the city.

The property has a share of the freehold with 118 years remaining on the lease. The property has no ground rent and a service charge of £480pa.

Chesterton has a bustling community and an excellent range of local facilities and amenities including a Post Office, medical centre, two churches and a number of public houses, takeaways and restaurants. The River Cam is around a 15-minute walk away, offering pleasant riverside walking and cycling routes into the city, as well as towards nearby open green spaces including Midsummer Common and Stourbridge Common.

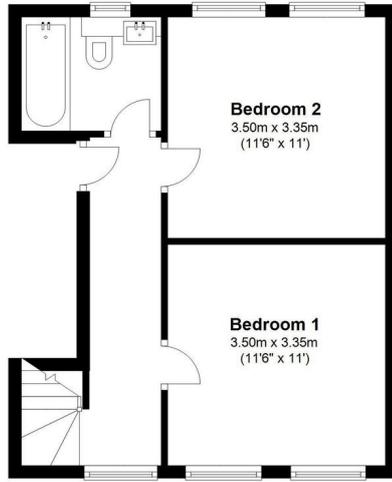
The Guided Busway is within easy reach as well as the Park & Ride. Cambridge North Railway Station is just a minutes cycle ride away and has direct services to London Kings Cross and Liverpool Street. The Cambridge Science Park is about a half mile away, a Tesco superstore and the Newmarket Road retail parks are also within a mile.

There are a number of nearby schools including Shirley Community Primary School and Chesterton Primary School, both of which are OFSTED rated as good. Secondary Schooling is also available at Chesterton Community College, which is OFSTED rated as outstanding.



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)

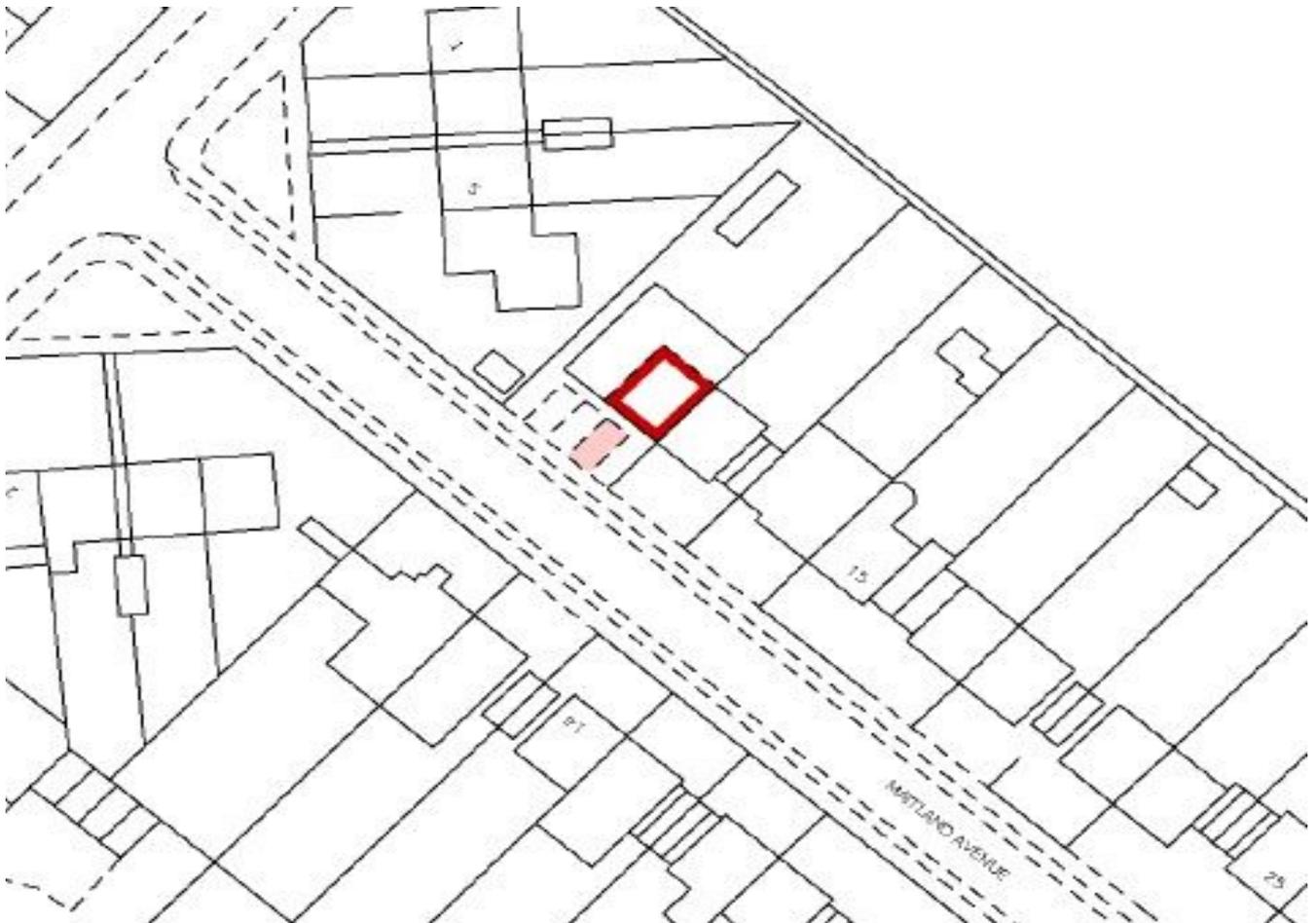


Second Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



approx. 68.8 sq. metres (740.9 sq. feet)



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