

GRAY TOYNBEE

2 Chatsworth Avenue

Cambridge, CB4 3LT

Guide price £280,000

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- No Onward Chain
- No Service Charge & Low Ground Rent
- Spacious Bedrooms
- First Floor

A well-presented two-bedroom first-floor maisonette, offered in good condition throughout and available with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property features two well-proportioned double bedrooms, both overlooking the rear aspect and benefiting from large windows that create bright and airy living spaces. The principal bedroom is particularly generous in size, although both rooms comfortably accommodate double beds and additional furniture.

The spacious living and dining room provides an excellent space for both relaxing and entertaining. Leading off this room is the kitchen, which, while offering scope for cosmetic modernisation, is fully functional with freestanding white goods and dual-aspect windows that flood the room with natural light.

The bathroom is also generously sized and comprises a separate bath and shower, WC and wash basin. As with the kitchen, there is















potential to update the space to suit modern tastes, although it remains perfectly practical as it is.

Further benefits include no service charge and a low ground rent, making the ongoing ownership costs particularly attractive. The property also enjoys gas central heating, private front and side garden areas, and the added advantage of a garage.

Situated on a quiet residential street, the maisonette is within easy walking distance of the shops, cafés and everyday amenities along Histon Road, while also offering excellent public transport links and convenient access to Cambridge city centre.

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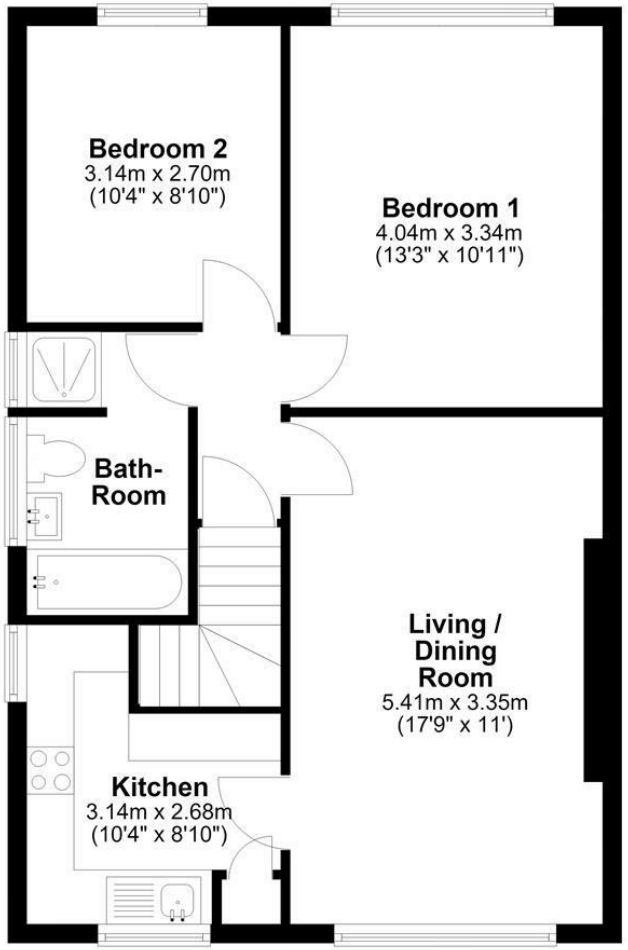




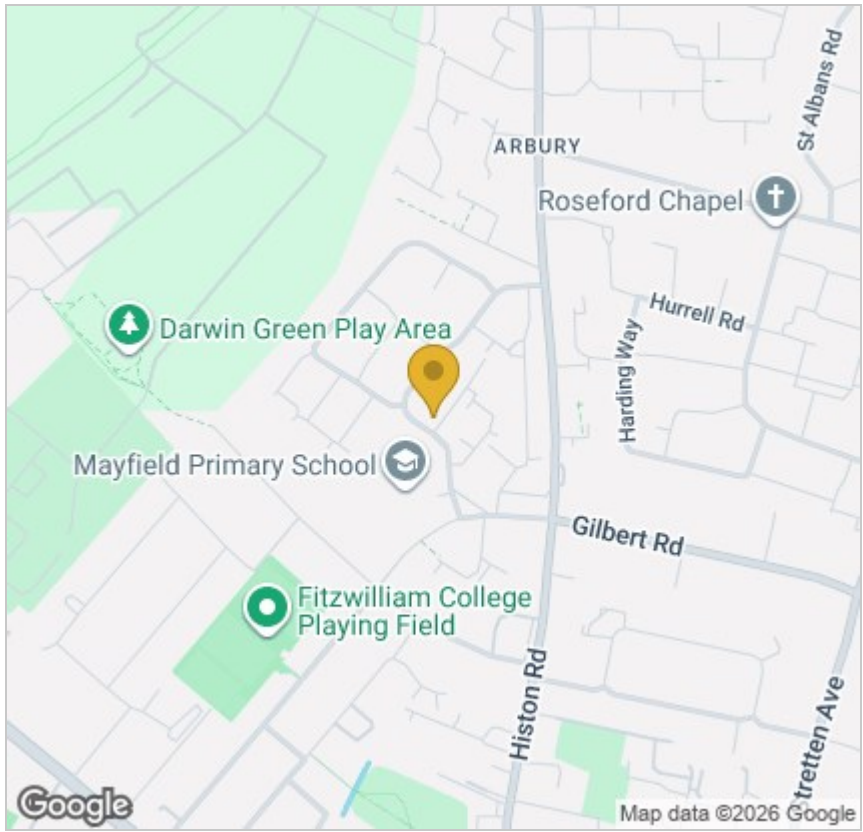
GRAY TOYNBEE

Floorplan

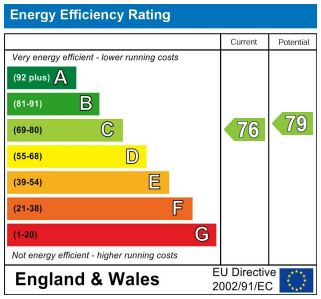
Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold with approximately 90 years remaining on the lease. There is no service charge, and the ground rent is £200 per annum.

Council Tax Band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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