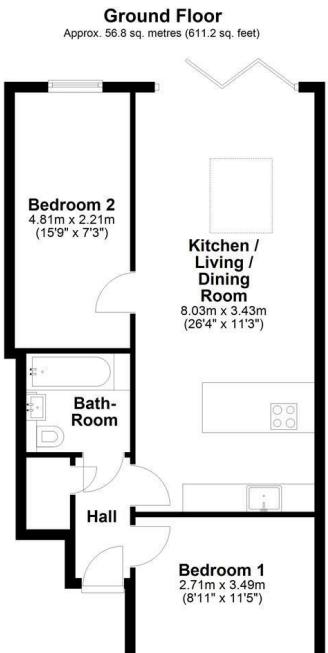




9 Maitland Avenue, Cambridge, CB4 1TA
Offers in excess of £360,000





Total area: approx. 56.8 sq. metres (611.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

- Large garden
- Modern finish
- Spacious bedrooms
- Close to Cambridge North Station

A wonderful two bedroom ground floor apartment of approximately 611 sq ft, benefiting from a private garden and within walking distance of the Science and Business Parks and Cambridge North Station.

Accessed via a secure communal entrance, the property opens into a welcoming hallway. The principal bedroom sits at the front and is a generous double with a large window and fitted carpet. Off the hallway is a useful under stairs storage cupboard, as well as the modern bathroom with a rainfall shower over bath, heated towel rail, basin with integrated storage and w/c.

The open plan kitchen, living and dining area is a sociable and versatile space. The kitchen is well appointed with modern units, an integrated oven and induction hob, integrated dishwasher, washer/dryer and a sink. A breakfast bar with seating provides a natural divide.

The living and dining area offers great space for relaxing and entertaining, with laminate flooring, a skylight and patio doors that fill the room with natural light. There is ample room for a dining table. The second bedroom is another comfortable double, carpeted and overlooking the garden.

The private garden is mainly laid to patio with flower beds adding greenery. The development also offers communal garden areas, secure cycle storage and an allocated parking space, with on street parking available.

Neutrally decorated throughout, with oak internal doors and gas central heating, the flat presents an excellent opportunity for both first time buyers and investors alike. The property is offered with a share of the freehold.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.