

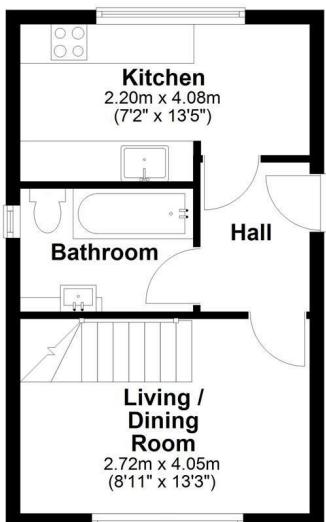


Flat 2, 9 Maitland Avenue, Cambridge, CB4 1TA  
Guide price £280,000



## First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)

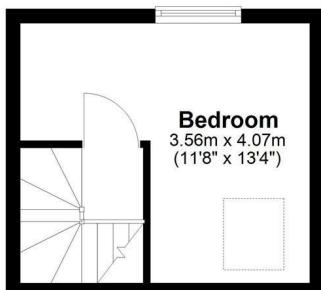


Total area: approx. 42.2 sq. metres (454.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Second Floor

Approx. 14.4 sq. metres (155.1 sq. feet)



- No chain
- Modern finish
- Excellent condition
- Close to Cambridge North Station

An excellent one bedroom apartment extending to approximately 454 sq ft, arranged over two well proportioned levels and offered to the market with no onward chain. The property also benefits from on street parking.

The building is accessed via its own private entrance, creating a sense of separation and privacy from the outset. Upon entry, there is a welcoming landing area which provides access to the main accommodation. To one side sits the kitchen, which is modern in style and presented in very good condition. It is fitted with an induction hob and oven, ample worktop space, a stainless steel sink, and a range of units incorporating separate integrated fridge and freezer units under the counter, along with an integrated dishwasher. The gas combi boiler is also housed within the kitchen and supplies the gas central heating. A large window overlooking the rear of the property allows natural light.

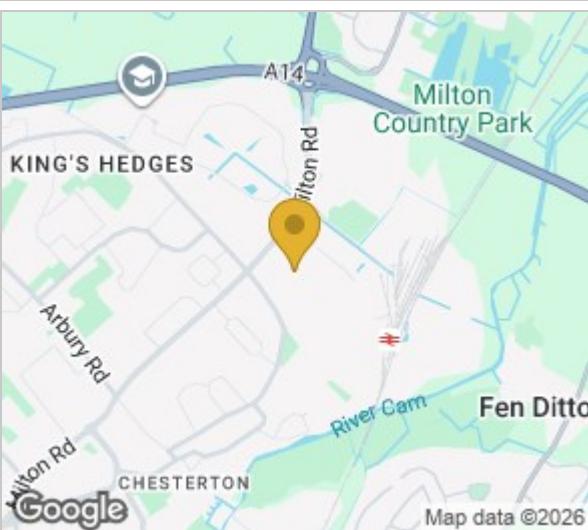
The bathroom is contemporary in design and well appointed, featuring a bath with both rainfall and standard shower attachments, a WC, wash basin with vanity unit, and a heated towel rail. A window provides natural ventilation, supported by an extractor fan.

Located on the lower floor is the living and dining room, which is generously sized and offers flexible space for relaxation and entertaining. A large window overlooking the front of the property ensures the room is bright throughout the day.

The bedroom is positioned on the upper level and is a comfortable double in size. It enjoys views over the rear of the property, complemented by a Velux window to the front, creating a light and pleasant environment.

Throughout, the apartment is presented in excellent condition with neutral décor and a modern finish, allowing a purchaser to move straight in. Ideally positioned within close proximity to the Science and Business Parks and Cambridge North Station, the property represents an excellent opportunity for first time buyers and investors.

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

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.