



Flat 11, Grafton House, 64 Maids Causeway, Cambridge, CB5 8DD  
Guide Price £395,000 Leasehold - Share of Freehold



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**A BEAUTIFUL AND HIGHLY INDIVIDUAL GARDEN APARTMENT, ENHANCED BY A MODERN INTERIOR DESIGN, A HIGH DEGREE OF NATURAL LIGHT AND GRAND EXTERNAL FEATURES, LOCATED YARDS FROM MIDSUMMER COMMON AND THE HISTORIC CENTRE.**

- 463 sqft / 43 sqm
- Georgian building (Circa 1830) converted in 2020
- EPC – C / 75
- Current Build Zone warranty
- Private landscaped garden with south-facing aspect
- 1 bedroom, 1 reception, 1 shower room
- Gas-fired heating to underfloor
- Council tax band – B
- No chain
- Short Term Holiday Let (£25,000 annual rental income)

This superb garden apartment forms part of an impressive Georgian House conversion, which is set back from Maids Causeway, moments from Midsummer Common, the main shopping areas and scenic river walks into the historic centre.

The property is located on the ground floor and provides a stunning open plan reception space with tall regency style windows and glazed doors opening to a delightful south-facing landscaped garden. The reception room provides a high degree of natural light and includes a quality, well-equipped kitchen providing a full range of integrated appliances as well as a comfortable seating and dining space. A broad sliding door accesses a bright and airy double bedroom with built-in wardrobes. A luxurious shower room completes the accommodation.

Outside, there is a beautifully designed and fully enclosed rear garden with a favourable south-facing aspect. The garden is laid out with attractive paving tiles with raised flower beds, set to borders, providing a variety of scented plants and flowers. The property has a grand bay rear exterior with an attractive lead roof canopy.

Residents are eligible for visitors' parking permits in the surrounding Kite area. There are bicycle racks at the front of the property but there is also a secure bicycle shed to the rear.

#### **Agent's Note**

The apartment has exclusive use of a garden space for the duration of the lease, but please note that this is NOT currently included in the title deeds of the property. The inclusion of this into the lease is being considered. There is Build Zone warranty with over 5 years remaining.

#### **Location**

Local shopping 150 yards, city centre (Market Square) 0.5 miles, railway station 1.25 miles (Liverpool Street from 60 minutes, King's Cross from 49 minutes). Maids Causeway is a convenient, sought-after central location close to Midsummer Common within easy walking distance of the excellent local shopping facilities in Burleigh Street, the Grafton Centre and the Vue cinema complex and also within easy walking distance to the Market Square.

#### **Tenure**

Leasehold with a share of the freehold.

Lease is 125 years from 23rd December 2020.

Service charge is £1600. This is reviewed annually and is adjusted according to associated costs. This includes communal garden maintenance, heating, cleaning of communal areas, insurance and administration charges.

The owner has confirmed that there is no ground rent payable on the property.

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - B

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

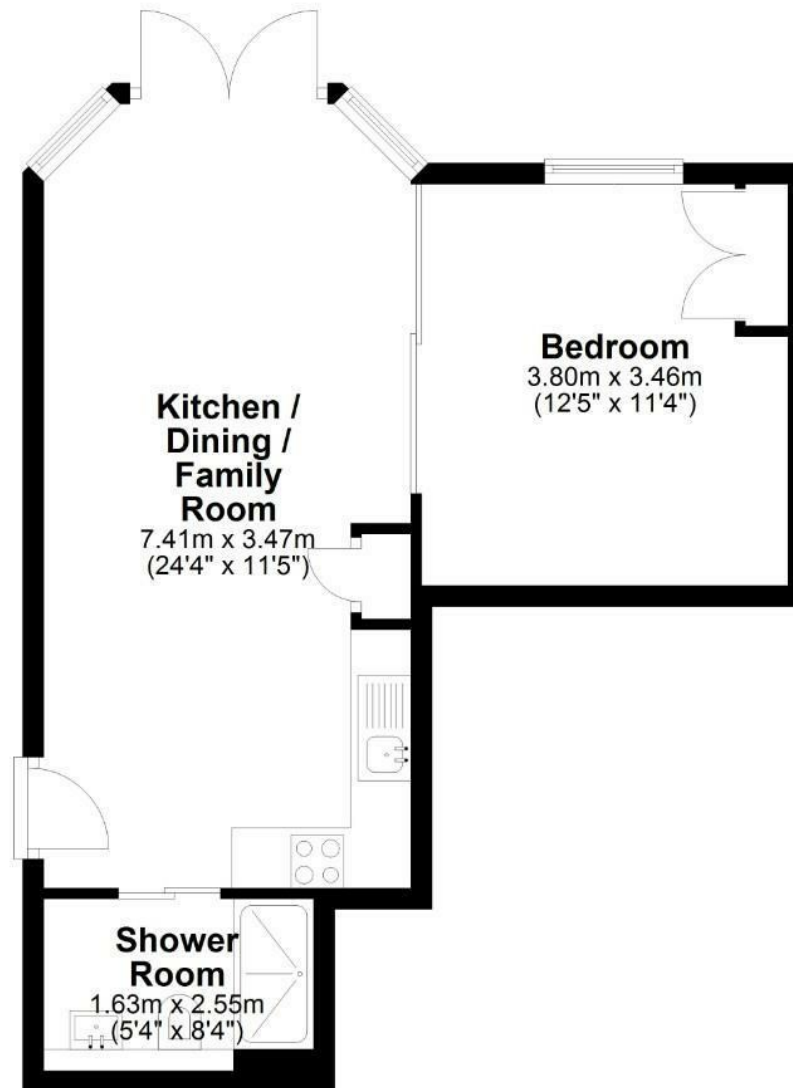
#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Floor Plan

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 43.1 sq. metres (463.9 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                                   | 75                      | 75        |
| (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 |           |

