



Grafton House, 64 Maids Causeway, Cambridge, CB5 8DD  
Guide Price £395,000 Leasehold



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01223 323130



**A BEAUTIFUL AND HIGHLY INDIVIDUAL, PERIOD STUDIO APARTMENT ENHANCED BY A STRIKING MODERN INTERIOR AND GRAND ARCHITECTURAL FEATURES, LOCATED IN A PRIME CENTRAL AREA, MOMENTS FROM MIDSUMMER COMMON AND THE HISTORIC CENTRE.**

- 507 sqft / 47 sqm
- 1 bed, 1 large recep area, 1 bath
- Gas central heating to underfloor
- Council tax band - B
- Ground floor studio apartment
- Year built - 1830
- EPC – C / 77

Apartment 4, Grafton House forms part of this impressive period building set back from Maids Causeway, yards from the city centre and large open green spaces. The property is located on the ground floor and provides a stunning reception area, which benefits from high ceilings, a high degree of natural light and beautiful period features including tall regency windows and glazed doors. The property has a grand bay rear exterior with an attractive lead roof canopy. The reception space includes a quality and well-equipped kitchen and large seating and dining space. The stylish bathroom is accessed via a double bedroom area which provides ample built-in storage.

#### **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.

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

The apartment has sole use of a garden space but please note that this is NOT included in the title deeds of the property.

#### **Tenure**

Leasehold

Lease is 125 years with 121 years remaining

Service charge is £2085. This is reviewed annually and is adjusted according to associated costs.

Ground Rent is £360 per annum. This is reviewed every 10 years (next review 2030) and increases in line with the Retail Price Index.

#### **Services**

All mains services connected.

#### **Statutory Authorities**

Cambridge City Council.

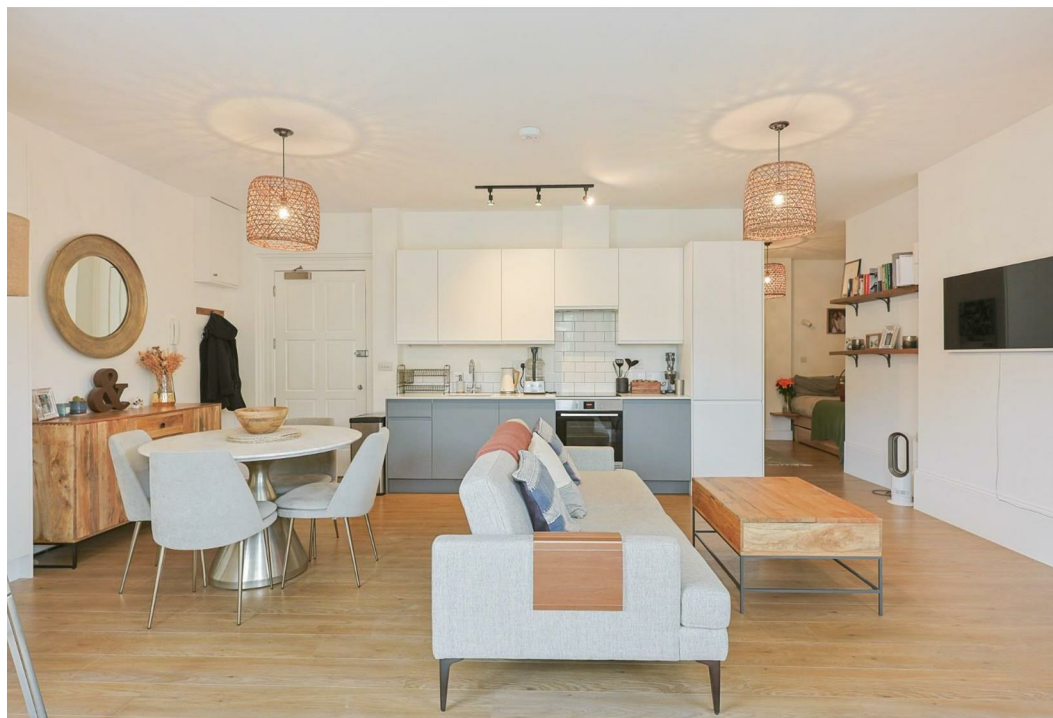
Council Tax Band - B

#### **Fixtures and Fittings**

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

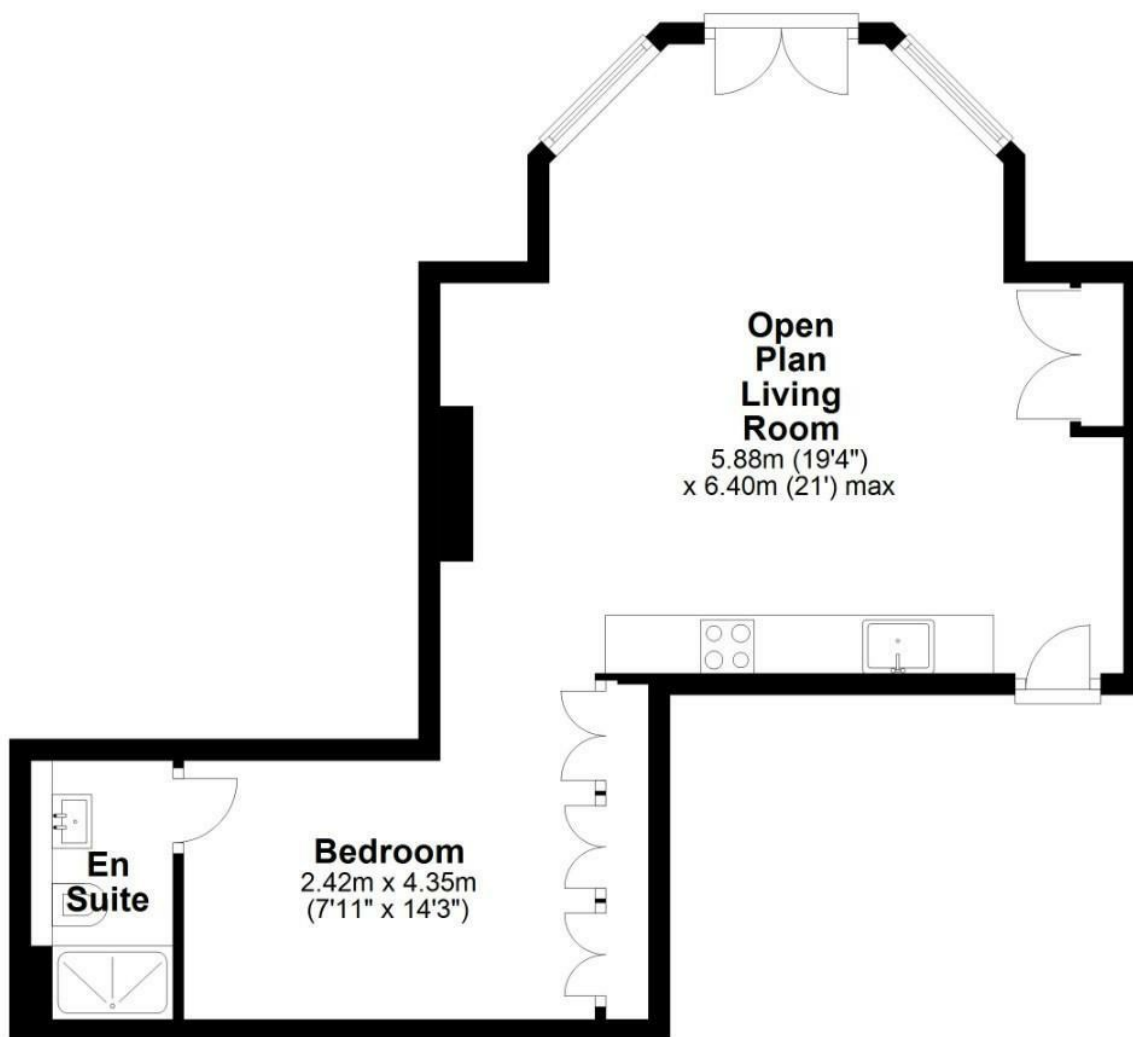
#### **Viewing**

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



## Floor Plan

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 47.2 sq. metres (507.8 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	77	77
(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	



