



The Maltings 41 High Street, Chesterton, Cambridge
CB4 1NQ



pocock & shaw
Residential sales, lettings & management

6 The Maltings 41 High Street
Chesterton
Cambridge
CB4 1NQ

A well presented and modern two bedroom
Townhouse in a converted maltings building
situated within easy access of the River Cam,
City Centre and Science Park.

- Attractive Malthouse conversion
- Sought after and convenient city location
- 2 Bedroom Townhouse arranged over 3 floors
- Large open plan living area
- Utility room
- Gas central heating
- Allocated parking
- Excellent rental potential
- No upward chain

Guide Price £475,000



Located off Chesterton High Street, The Maltings is very well located for access to the river and local amenities, including The Haymakers pub; Chesterton Post Office; local takeaways, cafés and convenience stores.

The development is equidistant from both the city centre and Cambridge Science and Business Parks and for those commuting by train, Cambridge North Station is just over a mile away.

This attractive property offers spacious accommodation arranged over 3 floors. The property forms part of a small scheme which offers off-street parking and communal bicycle storage, moments from a wide range of independent cafes, shops and large green open spaces.

The property should appeal to many sectors of the market as well as rental investors with the property expected to achieve around or in excess of £1600pcm.

In detail, the accommodation comprises;

Part glazed door and side panel to

Reception hallway with staircase to first floor, radiator, understair cupboard. Doors to

Bedroom 1 14'9" x 13'8" (4.50 m x 4.16 m) with window to front and window to rear, wall uplighters, radiator, doors to deep built in wardrobe cupboard with hanging rail, shelving and lighting.

Utility room 6'0" x 4'7" (1.84 m x 1.40 m) with work top with space and plumbing for washing machine and space for clothes dryer, coat hooks, shelving to walls, extractor fan, ceramic tiled flooring.

Bathroom with panelled bath with chrome shower unit and mixer taps, glass shower screen, fully tiled walls, vanity wash handbasin with adjacent wc with concealed cistern and recessed display shelf, large mirror, wall lighting and shaver point over, chrome heated towel rail, extractor fan, ceramic tiled flooring, recessed ceiling spotlights.

First Floor

Landing with stairs to second floor and door to

Kitchen/dining room 25'8" x 15'7" (7.82 m x 4.74 m) with window to front and window to rear, recessed semi open plan kitchen area with a comprehensive range of fitted wall and base units, four ring gas hob with glass splashbacks and stainless steel chimney extractor hood over and electric oven below, under unit lighting, integrated dishwasher, space for fridge/freezer, granite work surfaces and upstands, inset stainless steel sink unit and drainer with mixer taps, two radiators, timber flooring to the living area, recessed ceiling spotlights.

Second Floor

Landing with built in cupboard with gas central heating boiler and water tank. Velux window to front, recessed ceiling spotlights, door to

Bedroom 2 16'9" x 10'10" (5.10 m x 3.30 m) with velux window to rear and window to front, radiator, recessed ceiling spotlights. Part restricted headroom.

Outside Within the mews courtyard there is a communal lawned seating area, allocated parking space and bike storage. There is also a communal shed for additional storage, and shared bin stores.

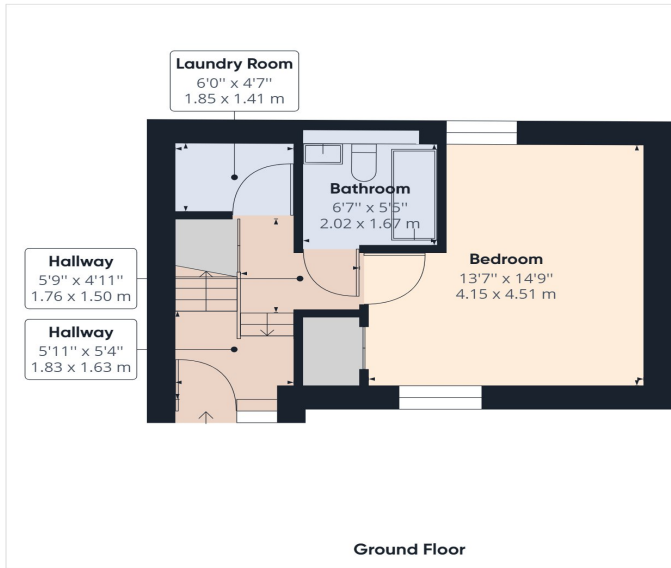
Services All mains services.

Tenure The property is Freehold. Maintenance charge of £30 per month.

Council tax Band D

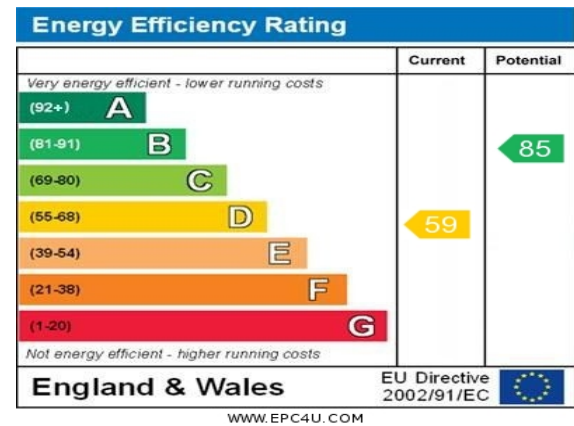
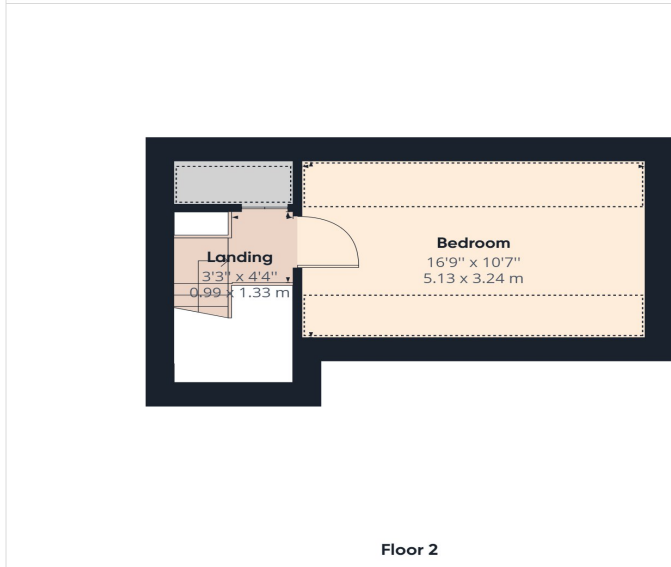
Viewing By arrangement with Pocock & Shaw





Approximate total area⁽¹⁾
 905.61 ft²
 84.13 m²

Reduced headroom
 100.70 ft²
 9.36 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

pocock & shaw
 Residential sales, lettings & management