



Maltings Close

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A well presented, two bedroom, ground floor flat located within this modern development off Newmarket Road with allocated parking and communal gardens.

25% Shared Ownership.

Guide Price:
£82,500

Maltings Close, Cambridge,
CB5 8EB



Maltings Close is a select modern development built in 2009 off Ditton Walk located East of the City centre backing onto fields.

The property benefits from a secure communal entrance hall. The apartment itself has an entrance hall with large storage cupboard, leading to an open plan living/dining/kitchen space. The kitchen is fitted with a range of units with ample work surfaces, integrated and freestanding appliances. Being dual aspect with French doors to the front aspect leading to the balcony/patio space, the accommodation is flooded with natural light.

There are two good sized bedrooms and a bathroom with modern white suite.

Outside, the property has allocated parking for one car with cycle and bin storage areas and communal gardens.

Lease: 114 years remaining.

Current monthly charges are as follow:

Rent - £412.75

Service charge - £128.24

Ground rent - £16.67

Total - £557.66 per month



These figures are to be reviewed in April 2020





57 sqm / 619 sqft

Communal Gardens

Ground floor apartment

2 bed, 1 recep, 1 bath

Allocated parking space

2009

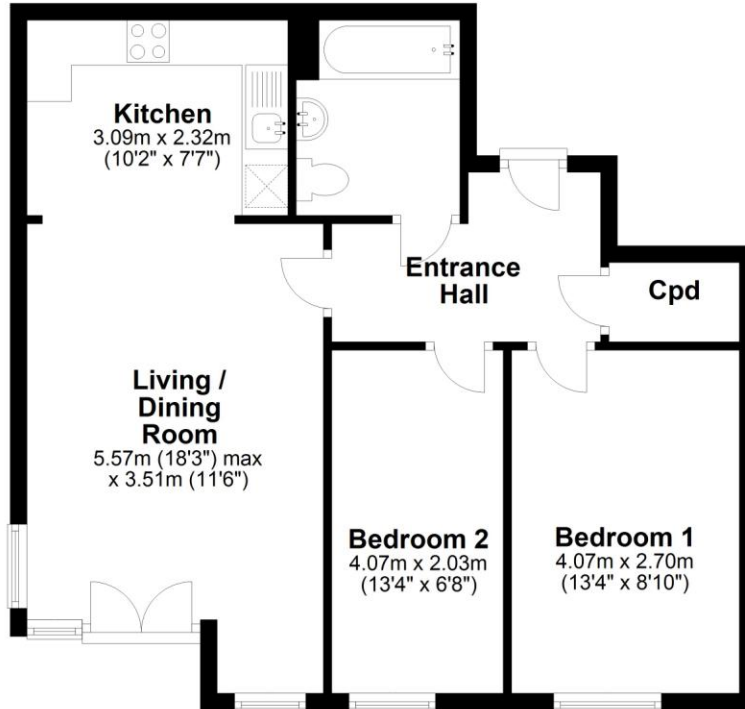
EPC - C / 80

Council tax band - C



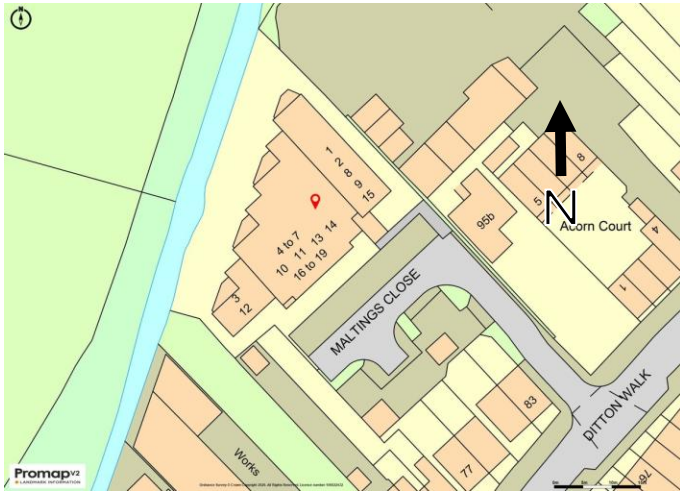
Floor Plan

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Maltings Close is a well located and thriving place to live, with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby.

It is just a couple of miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common.

There is primary schooling at The Galfrid Academy School which feeds into Coleridge Community College, part of the Parkside Federation.

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