



**Radcliffe & Rust**  
Residential sales & lettings

**18a Gray Road, Cambridge CB1 3TA**  
**Guide Price £240,000**

Gray Road is ideally positioned for buyers seeking a convenient Cambridge location with excellent access to Addenbrooke's Hospital and the Cambridge Biomedical Campus. It's a particularly appealing setting for professionals working in healthcare, research, education and the wider city, offering strong day-to-day connectivity while remaining just outside the busiest central areas.

For getting around, the area is especially well suited to cycling, with straightforward routes towards Addenbrooke's, the city centre and Cambridge Station. Regular bus services also provide easy access across the city, while nearby road links connect efficiently to the A1307, A10 and M11, making it a practical choice for commuters.

In terms of lifestyle, the property is within easy reach of local shops and everyday amenities, while Cambridge's wider selection of cafés, restaurants and retail destinations is just a short journey away. Nearby green spaces and established residential streets help create a settled and welcoming feel, offering a balanced mix of convenience and comfortable surroundings.

Radcliffe and Rust Estate Agents are delighted to offer, for sale, this well-presented, chain free, top floor maisonette on Gray Road, Cambridge. Offering bright and practical accommodation throughout, this charming home is ideal for first-time buyers, investors or those seeking a conveniently located Cambridge property. Accessed via a ground floor entrance hallway (not shown on the floorplan), stairs rise to the first-floor landing which connects all rooms.

The heart of the home is the generous open-plan kitchen / dining / living room, a bright and versatile space with ample room for both a comfortable seating area and a dining table. The kitchen is thoughtfully arranged with good worktop space and storage, and features a freestanding cooker, dishwasher and sink unit, complemented by a useful breakfast bar. Multiple windows allow plenty of natural light to flow through the room, enhancing the sense of space and creating a welcoming main living area.

The double bedroom is a comfortable and well-proportioned room, enjoying good natural light and offering a peaceful retreat. The shower room is fitted with a modern suite comprising a shower enclosure, wash basin and WC.

Outside, the property benefits from a rear garden, along with secure brick-built storage, ideal for bicycles, and an additional shed within the garden providing further practical storage space. The property also benefits from an Energy

Rating C.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

#### Agents notes

Council tax band: B

Parking: On street.

Tenure: Leasehold

Freeholder: Cambridge City Council

Ground Rent: £10.00 per annum

Service Charge: £360.05 per annum

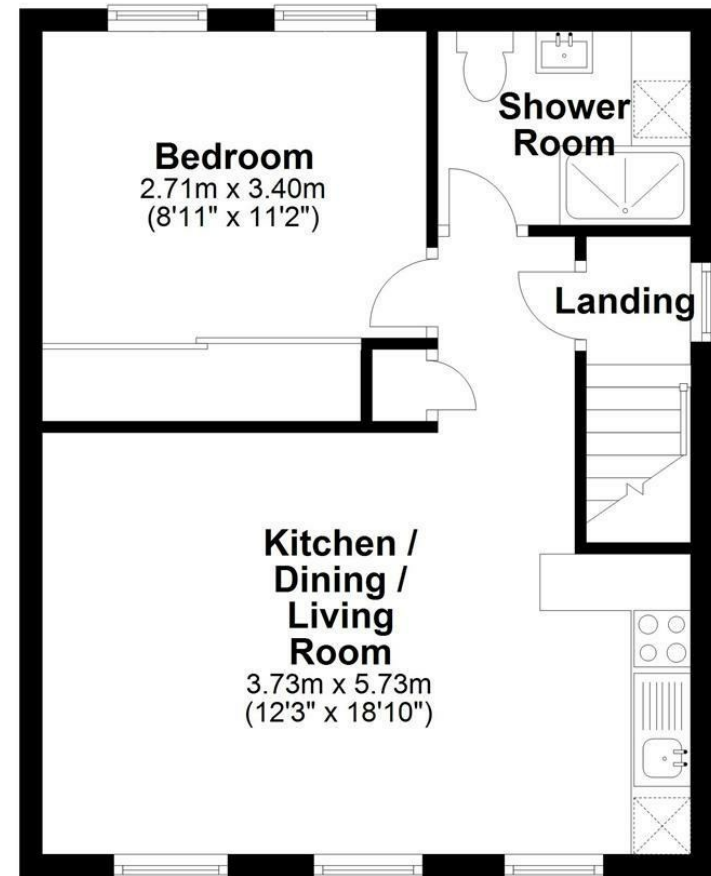
No onward chain





## Floor Plan

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 41.7 sq. metres (449.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

