



Radcliffe & Rust
Residential sales & lettings

103 Chieftain Way, Cambridge CB4 2EF
Guide Price £295,000

Chieftain Way is set within Orchard Park, a modern and well-connected neighbourhood in north Cambridge. With landscaped green spaces, play areas and cycle routes, it has quickly become a popular choice for families and professionals seeking both convenience and community. Everyday amenities are close by, including a Tesco Express, nursery, primary school, and community centre, while the guided busway and nearby A14/M11 provide excellent transport links.

Beyond Orchard Park, residents enjoy all that Cambridge has to offer. From world-class universities and historic architecture to bustling shopping streets, theatres, and cultural venues, the city combines a rich heritage with a vibrant, cosmopolitan feel. Green spaces such as Jesus Green and Midsummer Common are perfect for walks and picnics, while the River Cam provides a scenic backdrop for punting, rowing or simply relaxing by the water.

This first-floor apartment on Chieftain Way offers spacious, well-planned accommodation with the added benefits of being chain free, recently decorated, and complete with an allocated car port and secure cycle storage.

The property extends to approximately 791 sq. ft. (73.5 sq. m.) and centres around a generous open-plan kitchen/living/dining room, a bright and versatile space ideal for modern living. The kitchen is fitted with a good range of units and integrated appliances, with ample room for a dining table alongside a comfortable sitting area.

Both bedrooms are doubles, with the principal enjoying a contemporary en-suite shower room, while a further family bathroom serves the second bedroom. Gas central heating, double glazing, and a fresh neutral décor make the property ready to move straight into.

Practical touches include a welcoming entrance hall with storage, secure entry system, and access to the private car port and communal bike store. The wider Orchard Park development enhances the appeal, with larger supermarkets, the Cambridge Science Park, and the nearby villages of Histon and Impington offering independent shops, pubs, and restaurants.

For commuters, Cambridge North railway station is within easy reach, providing fast connections to London, and the

A14/M11 ensure straightforward travel to Stansted Airport and the wider region. Investors will note the strong rental market here, with an expected income of around £1,600pcm, representing a 5.9% yield.

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.

Agent notes

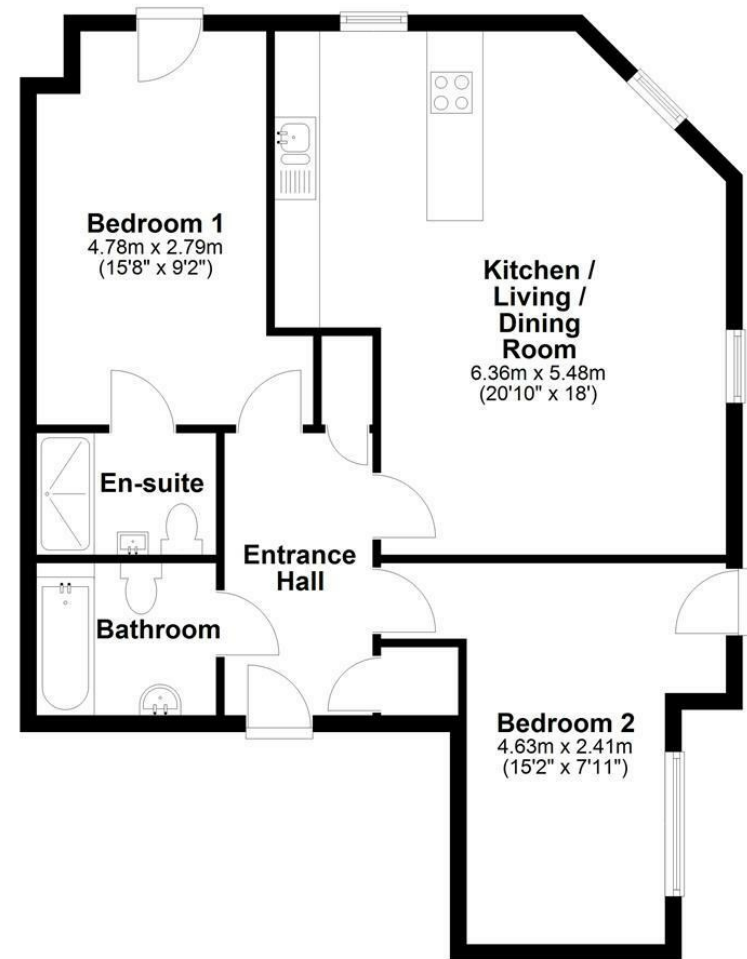
Tenure: Leasehold
Council tax – Band B
Lease length: 150 Years
Years remaining: 131 year remaining
Service charge: £1,415 Per annum
No Onward Chain





Floor Plan

Approx. 73.5 sq. metres (791.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 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	82	82
(69-80)	C		
(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	

