Radcliffe & Rust
Residential sales & lettings

6 Maltings Close, Cambridge CB5 8EB
Guide Price £70,000

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Maltings Close is a highly regarded residential development situated just off Newmarket Road, placing residents within easy reach of Cambridge city centre while enjoying a peaceful tucked-away setting. The location is particularly popular with first-time buyers, professionals and investors thanks to its excellent balance of convenience and tranquillity.

The nearby Beehive Centre and Cambridge Retail Park provide a wide range of shopping, dining and leisure facilities, while Cambridge city centre offers an abundance of independent shops, cafés, restaurants and cultural attractions. The River Cam, Midsummer Common and Stourbridge Common are all within easy reach, providing beautiful green spaces for walking, running and cycling.

For commuters, the property enjoys excellent transport connections with convenient access to the A14, M11 and Cambridge North railway station, whilst regular bus services provide straightforward travel throughout the city. Combining modern living, excellent connectivity and a desirable city location, Maltings Close remains a sought-after address for those looking to enjoy everything Cambridge has to offer.

Radcliffe & Rust are delighted to offer for sale this well-presented two-bedroom ground floor apartment located within the popular Maltings Close development in Cambridge. Available through a shared ownership scheme with a 25% share available for £80,000, this fantastic opportunity is perfectly suited to first-time buyers looking to take their first step onto the property ladder.

Tucked away within a quiet cul-de-sac setting, the property benefits from an allocated parking space, communal bike storage and attractive communal gardens, all accessed via a secure communal entrance with entry system.

Upon entering the apartment, you are welcomed into a central entrance hall which provides access to all accommodation and includes a useful storage cupboard. The principal bedroom is a generous double room positioned to the front of the property, offering ample space for bedroom furniture and enjoying a pleasant outlook. Bedroom two is a versatile room which could equally serve as a guest bedroom, nursery or home office.

The heart of the home is the impressive open-plan living, kitchen and dining room. Bright and spacious throughout, the room enjoys a dual-aspect design with windows to both the front and side elevations, allowing natural light to flood the space. French doors open onto a private ground-floor terrace area, creating an excellent extension of the living space and providing the perfect spot to enjoy a morning coffee or unwind at the end of the day.

The kitchen is fitted with a range of wall and base units complemented by ample worktop space, an integrated oven with hob, plumbing for a washing machine and space for a tall fridge freezer. The open-plan layout ensures the room remains sociable and practical, ideal for both everyday living and entertaining.

Completing the accommodation is the bathroom, fitted with a white three-piece suite comprising a wash hand basin, low-level WC and panelled bath with shower over. Tiling extends from floor to ceiling around the bathing area, creating a clean and practical finish.

Presented in neutral decorative order throughout and offered to the market with no onward chain, this property offers a blank canvas for a new owner to personalise whilst enjoying all the benefits of modern apartment living in a highly convenient Cambridge location. The property also benefits from an EPC rating of B, helping to keep running costs low.

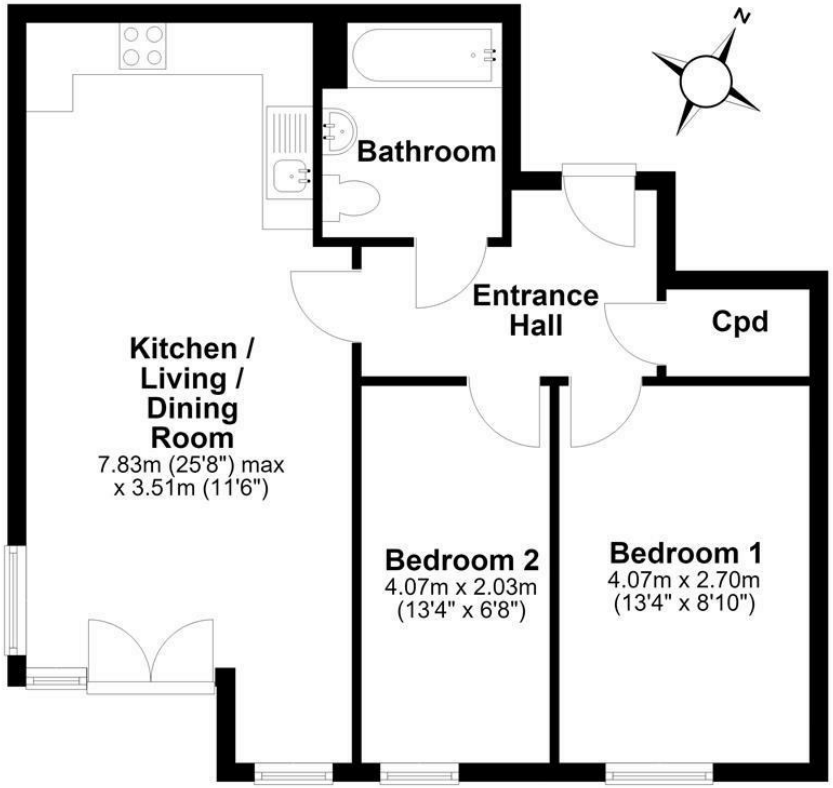
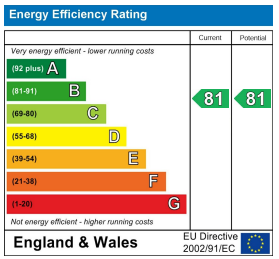
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Shared Ownership Property - advertised price is 25% of the full market share.
Tenure: Leasehold
Lease length: 125 years, with 106 years remaining
Ground Rent: £200 per annum
Service Charge: £2,241.60 per annum and covers the cost of water for the property.
Current monthly rent on the 75% share: £552.52 per month
Buyers will have the option of staircasing ownership to 100%

Floor Plan

Approx. 57.1 sq. metres (614.1 sq. feet)



Total area: approx. 57.1 sq. metres (614.1 sq. feet)