





## THE MALTINGS, HIGH STREET, CHESTERTON, CAMBRIDGE CB4 1NQ

- Cambridge North Railway - approx. 1.0 miles
- Cambridge Station - approx. 1.6 miles
- Waterbeach Station - approx. 4.0 miles

Attractive Malthouse conversion • Sought after & convenient City location • 2 Bedroom townhouse arranged over 3 floors • Large open-plan living area • Utility room • Allocated parking • EPC rating D

### DESCRIPTION

Nestled just off Chesterton High Street, The Maltings enjoys a prime location with convenient access to the tranquil riverfront and a plethora of local amenities. You will find The Haymakers pub, Chesterton Post Office, various takeaways, charming cafés, and well-stocked convenience stores in proximity.

This development enjoys a central position, equidistant from both the vibrant City Centre and the bustling hubs of Cambridge Science and Business Parks. Commuters will appreciate the accessibility of Cambridge North Station, a mere mile away, making travel by train a breeze.

This captivating property offers generous living space spread across three floors. It is part of an intimate community that provides off-street parking and communal bicycle storage, all within moments of an array of independent cafes, boutique shops, and expansive green spaces.

This versatile property holds broad appeal, attracting a diverse range of potential buyers, including those considering it as an investment property.

**THIS CONTEMPORARY AND EXPANSIVE THREE STOREY HOME IS LOCATED IN THE HEART OF CHESTERTON, CAMBRIDGE, AND IS NESTLED IN THE CORNER OF A CHARMING 2007 MEWS DEVELOPMENT OFF CHESTERTON HIGH STREET.**



## OUTSIDE

The mews courtyard unveils a communal lawn seating area, designated parking space, and secure bike storage facilities. There is also a shared shed for additional storage convenience, along with communal bin stores for your disposal needs.

## LOCATION

Chesterton High Street is situated just off Chesterton Road just to the north of the City Centre. The High Street offers a wide range of local facilities and primary and secondary schooling are available in the area. The City Centre, Grafton Centre, the river, Stourbridge Common and Midsummer Common can all be reached by foot or bicycle.

## AGENTS NOTE

Estate service charge of approximately £30 per month

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services connected

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the selling agents  
Carter Jonas 01223 403330





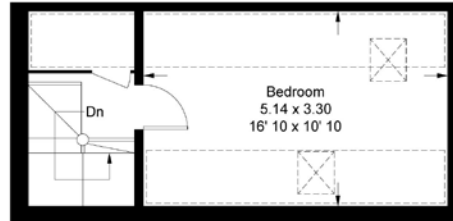
## The Maltings

Approximate Gross Internal Area = 847 sq ft / 78.7 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 116 sq ft / 10.8 sq m

Total = 963 sq ft / 89.5 sq m

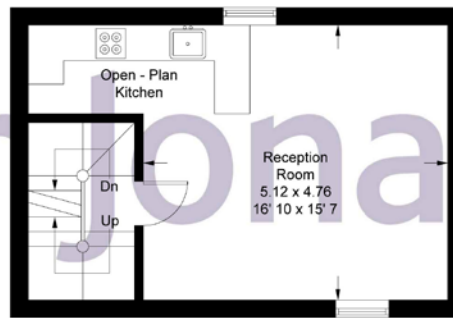


**Second Floor**  
252 sq ft / 23.4 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
356 sq ft / 33.1 sq m



**First Floor**  
355 sq ft / 33 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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