



MARLEIGH AVENUE, CAMBRIDGE, CB8 5BG

- Access to A14 - approx. 1.8 miles
- Cambridge City Centre - approx. 2.5 miles
- Cambridge North Railway Station - approx. 2 miles

Balcony overlooking open space • Two double sized bedrooms • Two bathrooms • Residents off-road parking • EPC rating B

DESCRIPTION

The apartment includes an entrance hall, sitting/dining room, kitchen, two double sized bedrooms and two bathrooms, as well as a balcony.

Entering into the entrance hall, that offers ample fitted storage and a utility cupboard with plumbing and space for appliances. The sitting/dining room is open to the kitchen, which is stylishly fitted with integrated appliances including a fridge-freezer, oven, hob and dishwasher. The master bedroom enjoys fitted storage, a large window and ensuite, which is extensively tiled with a double sized shower cubicle, wash hand basin, WC and heated towel rail. The second bedroom is also double in size and positioned across from the main bathroom, which is also largely tiled with a bath, wash hand basin, WC and heated towel rail.

OUTSIDE

Enjoying well-manicured communal grounds with off-street parking for residents.

A SPACIOUS AND WELL-PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT ENJOYING AROUND 800 SQ.FT OF ACCOMMODATION.



LOCATION

The Marleigh development has a thriving community with a wealth of amenities on site including a community centre, primary school, a nursery, convenience stores, a café, sports pitches and green recreational spaces for all. The development is situated on the eastern fringes for the city off Newmarket Road with excellent access to the park and ride and network of cycle and bus routes. It is also within easy reach of road and rail links, perfect for the commuter.

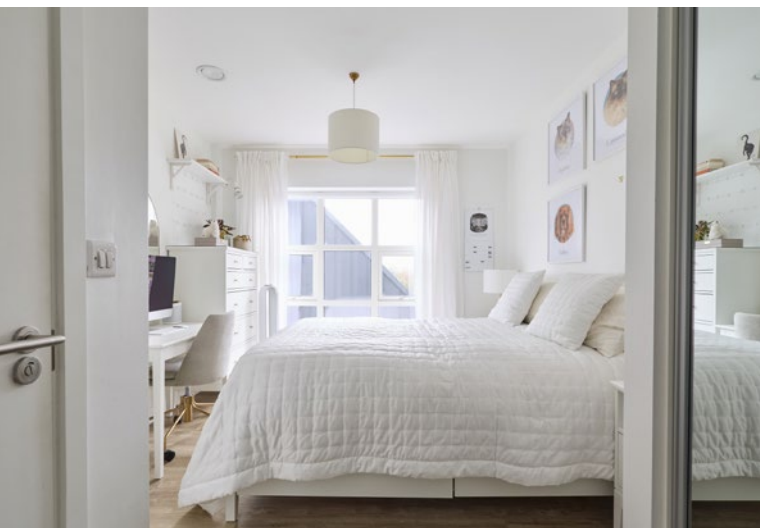
ADDITIONAL INFORMATION

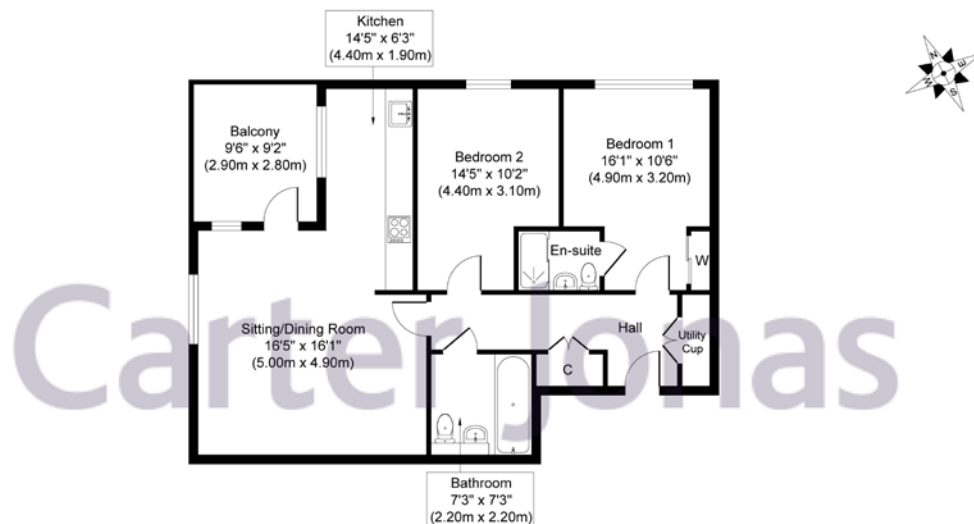
Tenure: Leasehold - 250 years from 2021. The service charge is estimated at £2,500 per annum. No ground rent

Services: Mains water, drainage, gas and electricity. Underfloor heating

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330

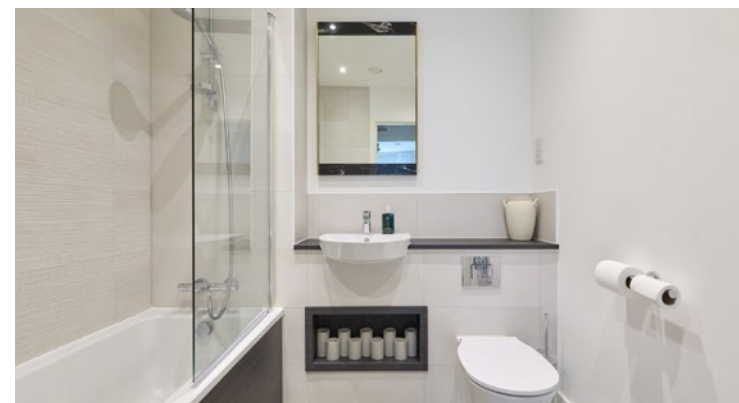




Approximate Floor Area
808 sq. ft
(75.06 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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