



MARLEIGH AVENUE
Cambridge

Carter Jonas

MARLEIGH AVENUE, CAMBRIDGE, CB8 5BG

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

- 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.



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.

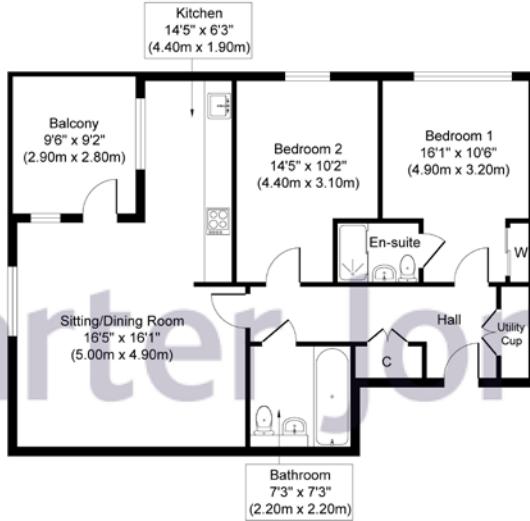
Underfloor heating

Local Authority: South Cambridgeshire District Council

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



Carter Jonas



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.

Copyright V360 Ltd 2025 | www.houseviz.com



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		

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.