



**Radcliffe & Rust**  
Residential sales & lettings

**The Eights Marina, Cambridge CB4 1ZA**  
**£4,000 PCM**

Radcliffe & Rust are delighted to offer to let this stunning, duplex apartment, with views of the river Cam and Midsummer Common. Midsummer Common is a large public open space, that plays host to many events including Cambridge's bonfire night, the famous Strawberry Fair and is home to a rather friendly herd of brown cows. A short walk along Ferry Cutter Path, the river and over the Common, you will find the city centre and the wealth that Cambridge has to offer, including: extensive shopping facilities, leisure and culture activities, museums, the botanical gardens and the stunning colleges of Cambridge University.

Cambridge benefits from two railway stations with mainline services to London from around 50 minutes. At junction 13, the M11 heads south towards Stansted Airport and London or the A14 at Milton heads east towards Norfolk/Suffolk or west towards the A1, M1 and the M6. Very well respected schools, in both the state and independent sectors, are available for all age groups throughout Cambridge.

21 The Eight's Marina is a substantial and recently renovated 3,000 sq. ft. duplex flat, situated on the second and third floors of this well regarded development. Eights Marina comprises of two blocks, the east and west block, that consists of 39 flats between them. The development's properties are approached via secure gates, that lead along a private road, towards the development's garages and entrances to both the east and west blocks.

Flat 21 sits in the east block, with views over the private marina and on to Midsummer Common. The Communal hall leads to the communal stairwell and onto the flat's large reception hallway. The hallway leads to the dual aspect sitting room with private balcony, the dining room, fully fitted kitchen with private balcony, the dining room, fully fitted kitchen and cloakroom. To the first floor, the landing leads to the three bedrooms, open plan study and family bathroom. Both the master suite and bedroom two benefit from recently re-fitted en-suites. The master bedroom also benefits to a stunning dressing. Bedroom three is set up as a play room/cinema, with projector unit installed.

The property also benefits from a single garage, with power, light and remote controlled up-and-over doors, along with overflow and visitor's parking spaces within and outside the development. There are attractive and well tended communal gardens and grounds, along with a large communal cycle store and of course pleasant places to sit and enjoy the river.

21 Eights Marina, is one of the finest examples of duplex flats we have seen. The landlord has taken great care of the property and has loved living in a development that offers space and privacy, whilst being only minutes from the bustling city centre.

#### Agent notes

Council tax band G, approx: £3,111.00 per annum.

Property Reservation Fee: One week's rent Deposit: five week's rent

There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)

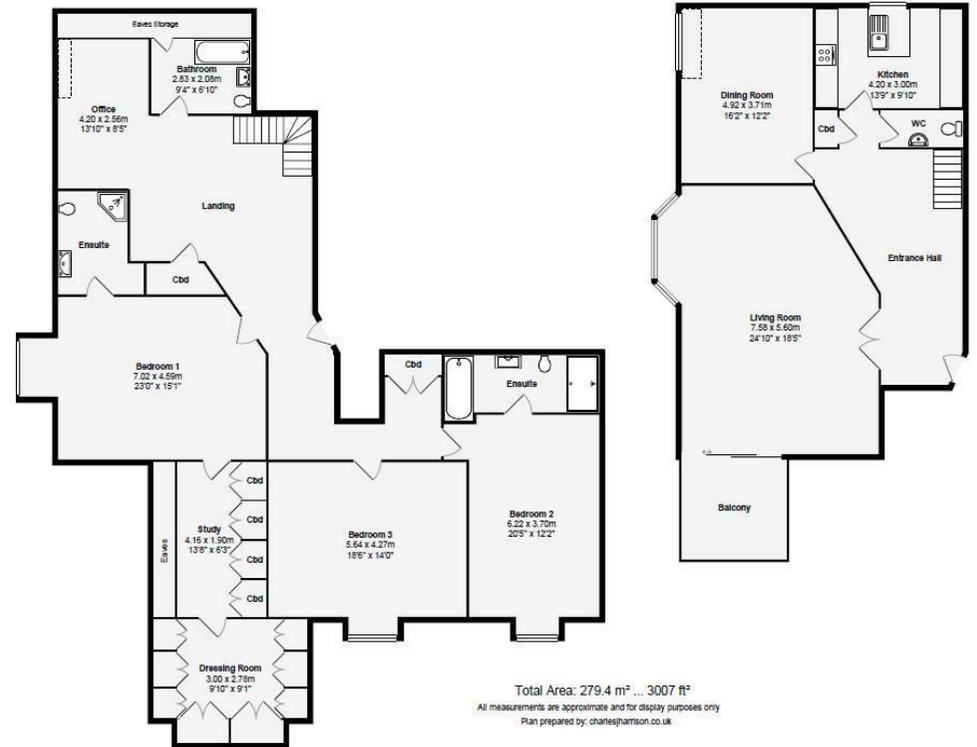
The formula for working out a week's rent is the following:  
 $1 \text{ month's rent} * 12 / 52 = 1 \text{ week's rent.}$

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





21 Eights Marina



Total Area: 279.4 m<sup>2</sup> ... 3007 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only  
 Plan prepared by: charleshamson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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	

