Radcliffe & Rust
Residential sales & lettings

The Eights Marina, Cambridge CB4 1ZA
£3,470 PCM

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this exceptional three-bedroom duplex apartment located within the prestigious Eights Marina development, one of Cambridge's most sought-after riverside addresses. Occupying a prime position within the East Block and extending to approximately 3,000 sq. ft., this beautifully presented home enjoys stunning views across the private marina and towards Midsummer Common. The property offers generous and luxurious accommodation including a substantial living room with private balcony, separate dining room, recently refitted high-specification kitchen, three double bedrooms, two en-suites, a family bathroom, dedicated study area, dressing room and extensive fitted storage throughout. Residents benefit from secure gated access, beautifully maintained communal grounds, private marina frontage, a single garage and visitor parking, whilst being just 0.3 miles from Midsummer Common, approximately 0.8 miles

Upon entering the apartment, you are welcomed into an exceptionally spacious reception hallway finished in soft neutral tones and complemented by luxurious plush grey carpeting which continues throughout much of the property. The generous proportions immediately set the tone for the accommodation that follows, creating a wonderful sense of space and quality from the outset.

Located opposite the entrance hall is the magnificent living room, undoubtedly one of the property's most impressive spaces. Extending to over 24ft in length and benefiting from a dual aspect orientation, this substantial reception room is flooded with natural light throughout the day. The room is finished with soft grey carpeting, elegant neutral décor and contemporary feature wall lighting, creating a sophisticated yet comfortable environment. There is ample room for multiple seating arrangements, making it ideal for both everyday living and entertaining. Glazed doors open directly onto the private balcony, providing a seamless connection between the interior and the stunning riverside setting beyond.

The balcony itself offers a wonderful outdoor retreat, perfectly positioned to enjoy views across the marina and surrounding communal grounds. With space for outdoor furniture, it provides an ideal spot for morning coffee, al fresco dining or simply relaxing whilst watching activity along the water. The combination of privacy, views and tranquillity makes this a genuine extension of the living accommodation and one of the apartment's standout features.

Adjacent to the living room is the formal dining room, another beautifully proportioned space enjoying large windows and excellent natural light. Finished in the same elegant palette of soft greys and neutral tones, the room comfortably accommodates a substantial dining table with seating for six to eight guests whilst retaining a wonderful sense of openness. This versatile room is perfectly suited to formal dining, entertaining or even an additional reception space if desired.

Continuing through the hallway, a large storage cupboard provides valuable practical storage space for coats, household items and everyday essentials. Opposite is the conveniently located cloakroom, fitted with a W.C., hand basin and radiator and finished in a clean, neutral style.

Positioned at the end of the hallway is the spectacular kitchen, refurbished to an exceptional standard and finished in a sophisticated palette of soft greys, stone-effect surfaces and marble-effect porcelain flooring. Designed with both style and practicality in mind, the kitchen centres around a contemporary island unit incorporating an inset sink and preparation space, whilst sleek handleless cabinetry provides extensive storage throughout. High-quality integrated appliances include an electric hob, built-in microwave, dishwasher, full-height fridge/freezer and twin eye-level ovens. Recessed lighting and windows complete this stunning space.

Stairs rise from the entrance hall to the first floor, where a spacious landing provides a further feeling of openness. Natural light pours in through rooflights, whilst the plush grey carpeting continues throughout this level.

Located to one side of the landing is the family bathroom, finished to a particularly high standard. Contemporary grey tiling is complemented by striking mosaic-like feature walls, creating a stylish finish. The suite comprises a panelled bath, floating vanity unit with integrated basin, concealed cistern W.C., illuminated mirror and useful eaves storage, offering both practicality and elegance.

Past the bathroom is a useful study area, fitted with built-in storage cabinetry, this versatile space provides an excellent home office, reading area or hobby room. Characterful sloping ceilings create architectural interest.

The principal bedroom suite is one of the most impressive features of the entire property. This substantial room enjoys bespoke fitted furniture, elegant décor, luxurious carpeting and attractive rooflines which add both character and charm. The room offers extensive space for bedroom furniture whilst remaining bright and airy throughout.

The principal suite is complemented by a beautifully appointed en-suite shower room featuring a large walk-in rainfall shower enclosure with frameless glass screen, contemporary floating vanity unit with integrated basin, illuminated mirrored cabinet, concealed cistern W.C. and chrome heated towel rail. Finished in elegant porcelain-like tiling with subtle feature detailing and recessed lighting.

Beyond the bedroom lies an extraordinary dressing suite. Accessed via an initial dressing area complete with fitted dressing table, integrated storage and feature lighting, the space continues into a dedicated walk-in wardrobe fitted with extensive full-height wardrobes arranged around the room. Providing an exceptional amount of hanging space, shelving and storage, this remarkable suite offers a level of luxury seldom encountered within Cambridge apartments.

Continuing along the landing, bedroom three is another generous double room and is currently configured as a cinema and entertainment room. The room offers excellent flexibility and could easily function as a guest bedroom, additional reception room, media room or home office depending upon individual requirements.

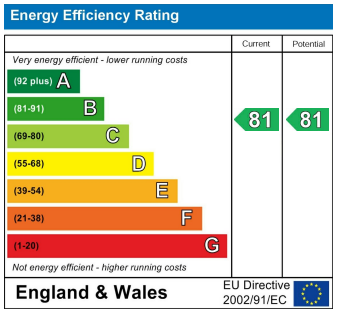
A substantial storage cupboard provides further practicality before reaching bedroom two, another impressive double bedroom enjoying excellent proportions, neutral décor and plush carpeting. The room benefits from its own en-suite bathroom fitted with a bath, separate walk-in shower enclosure, contemporary vanity basin and W.C. Finished with stylish stone-effect tiling and modern fittings, the room reflects the same exceptional quality found throughout the property.

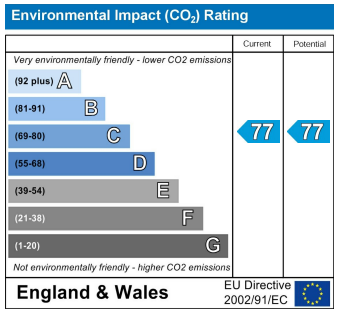
Outside, residents of Eights Marina enjoy beautifully maintained communal gardens and grounds surrounding the private marina. Attractive pathways, mature planting and riverside seating areas create a peaceful environment rarely found so close to Cambridge city centre. The property further benefits from a single garage complete with power, lighting and remote-controlled up-and-over door, together with visitor and overflow parking spaces within the development. A large communal cycle store provides additional convenience for residents.

Please call us on 01223 307898 to arrange a viewing and for all of your residential lettings and sales requirements in Cambridge and the surrounding areas.

Agent notes

Available immediately on an unfurnished basis
Council tax: Band G
Deposit: £4,557
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 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





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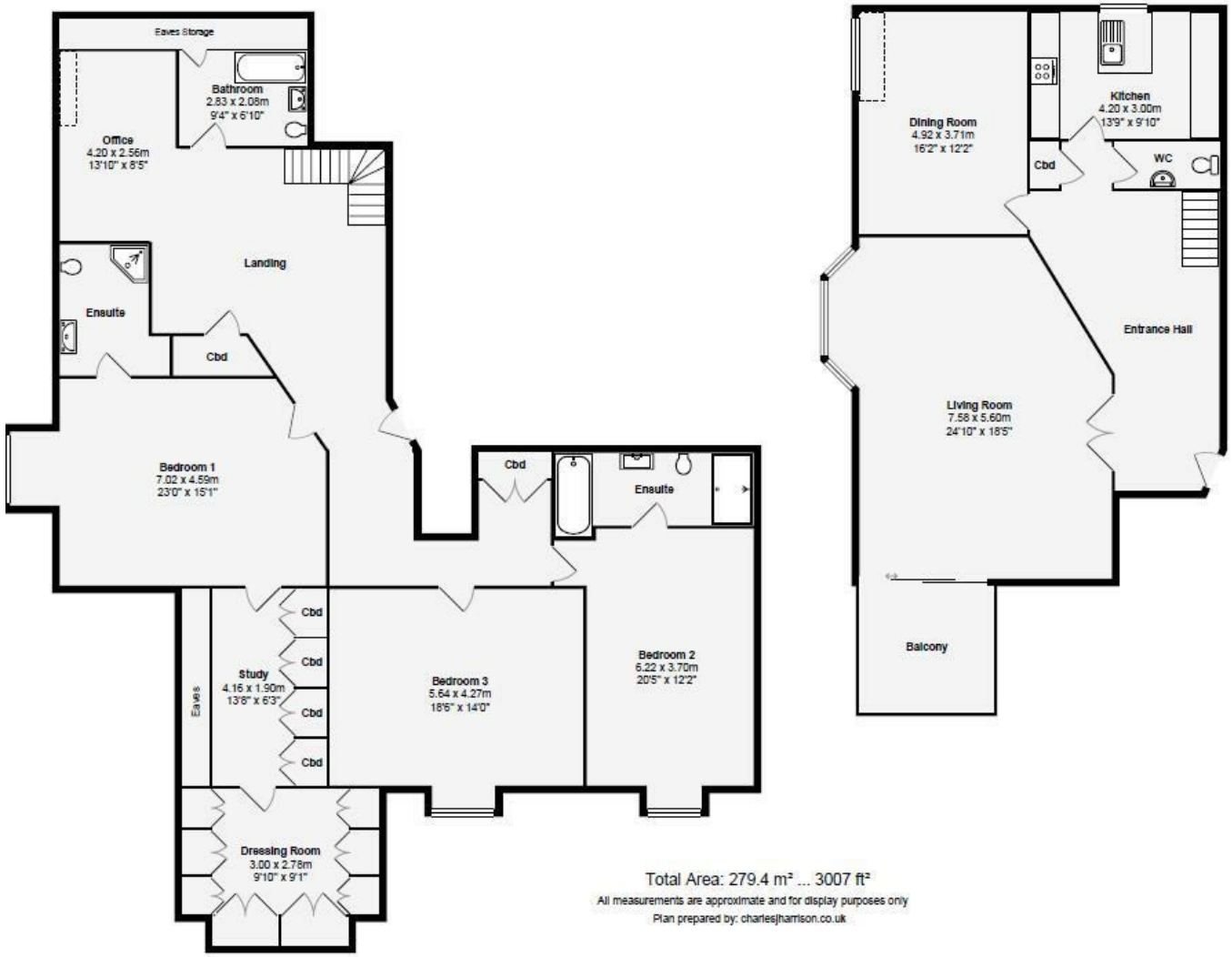

Total Area: 279.4 m² ... 3007 ft²

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk