



Marleigh Avenue, Cambridge, CB5 8BX

CHEFFINS

Marleigh Avenue

Cambridge,
CB5 8BX

A beautifully presented two bedroom second floor apartment extending to approximately 864sqft. The property further benefits from a balcony with views over the communal garden and secure parking located close to local amenities and transport links.

LOCATION

Marleigh Avenue forms part of the popular Marleigh development, conveniently positioned on the eastern outskirts of Cambridge. The development benefits from a range of local amenities including a Co-op convenience store, café and restaurant, together with attractive open spaces, parks and walking and cycling routes. Marleigh Primary Academy is also located close by, making the area particularly appealing to families. Cambridge city centre is readily accessible by bus, bicycle or car, while the A14 and Newmarket Road provide excellent road connections towards London, the wider region and the M11. Cambridge North railway station is also within easy reach, offering direct services to London and other destinations.

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Guide Price £350,000





APPROACH & COMMUNAL AREAS

The property is approached via a pathway leading to a secure communal entrance door opening into a well presented communal entrance hall which is carpeted, LED spotlights, post boxes, lift and stair access to upper floors, together with access to the undercroft parking area. The apartment is situated on the second floor.

ENTRANCE HALL

Front door leading into the entrance hall with wood effect laminate flooring, LED spotlights, underfloor heating and three useful storage cupboards, one of which provides space and plumbing for a washing machine together with the ventilation unit.

SITTING/DINING ROOM

An open plan reception space with continuation of the wood effect laminate flooring, LED spotlights and underfloor heating. UPVC double glazed door opening onto the private balcony overlooking the communal gardens together with a UPVC double glazed window enjoying the same outlook.

KITCHEN

Fitted with a comprehensive range of soft close wall and base units beneath quartz work surfaces incorporating a stainless steel one and a half bowl sink with drainer and mixer tap. Integrated appliances include a Bosch oven, Bosch four ring induction hob with extractor canopy and splashback, Bosch microwave, Zanussi dishwasher and Zanussi fridge and freezer. Wood effect laminate flooring and LED spotlights.

PRINCIPAL BEDROOM

Carpeted with UPVC double glazed window overlooking the communal gardens, LED spotlights, built in wardrobe with mirrored sliding doors incorporating shelving and hanging rail, together with door to:

EN SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower, hand wash basin and low level WC. Part tiled walls, tiled flooring, heated towel rail, extractor fan and LED spotlights.

BEDROOM TWO

Carpeted with UPVC double glazed window overlooking the balcony and communal gardens beyond together with LED spotlights.

BATHROOM

Three piece suite comprising panel enclosed bath with shower over, hand wash basin and low level WC. Part tiled walls, tiled flooring, heated towel rail and LED spotlights.

OUTSIDE

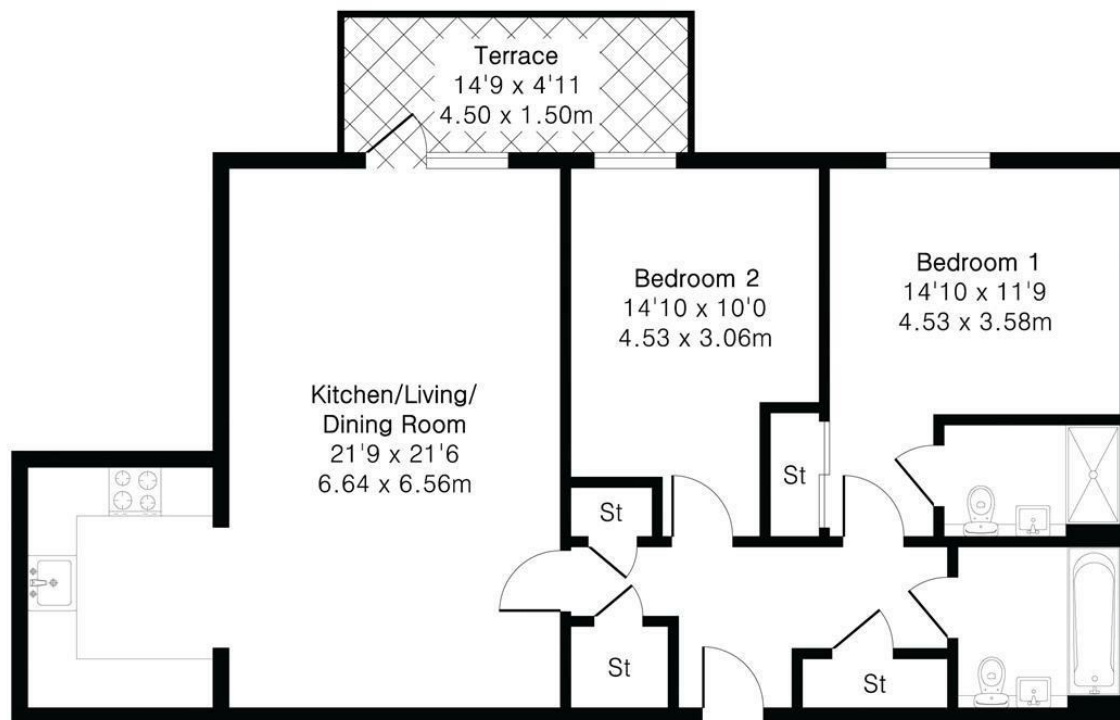
The development benefits from secure gated undercroft parking together with attractive communal gardens incorporating raised beds planted with a variety of shrubs, seating areas, pathways and areas of artificial lawn. The gardens are enclosed by iron railings and mature hedging.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 245 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £3,400 plus an additional £200 estate charge



Approximate Gross Internal Area 864 sq ft - 80 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Guide Price £350,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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