



The Eights Marina, Mariners Way, Cambridge, CB4 1ZA

CHEFFINS

The Eights Marina, Mariners Way

Cambridge,
CB4 1ZA

- Ground Floor Apartment
- River Views
- Two Double Bedrooms
- Open Living Room & Kitchen
- Two Bathrooms, One Of Which Is En-Suite
- Garage Parking
- Established & Select Development
- Chain Free
- Additional Storage

A beautifully proportioned two-bedroom ground floor apartment set within a select gated waterside development set in well tended gardens, benefitting from a garage and covered balcony, all perfectly positioned to enjoy the activity, wildlife and natural beauty of the the River Cam and Midsummer Common. Offered with no onward chain.

2 2 1

Guide Price £550,000





LOCATION

The Eights Marina enjoys a superb position alongside the River Cam and the open green expanse of Midsummer Common, offering an idyllic waterside setting within the desirable north Cambridge district of Chesterton. The area provides an excellent range of local amenities, including independent shops, cafes, pubs, and convenient everyday services. The location allows effortless access to Cambridge City Centre, either via the picturesque riverside foot and cycle path or by frequent bus services. It is also ideally placed for key employment hubs such as the Cambridge Science Park, Business Park, and Addenbrooke's Hospital/Biomedical Campus. For commuters, the nearby A14 links easily to the A1 and the North, while the M11 provides a direct route to Stansted Airport and London to the South. Cambridge's mainline railway station offers fast and regular services, including connections to Stansted Airport in around 30 minutes and London King's Cross in approximately 45 minutes. This combination of scenic riverside living, excellent local amenities, and outstanding transport links makes The Eights Marina an exceptionally well-connected and sought-after location.



ENTRANCE HALL

With two built in store cupboards and doors to living room, bedrooms and bathroom off.

LIVING/DINING ROOM

window to side with marina aspect, sliding patio doors with river and garden views and access to balcony, door to:

KITCHEN

base and wall units, work tops, sink with window with river and garden aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washer dryer.

BALCONY

paved and with railing balustrade overlooking garden, river and marina.

BEDROOM 1

2 built in double wardrobes, window with marina aspect and door to:

EN SUITE

shower enclosure, bath, WC and wash basin with illuminated mirror above.

BEDROOM 2

2 built in double wardrobes and window to rear aspect.

BATHROOM

shower enclosure, bath, WC and wash basin with illuminated mirror above.

STORE ROOM

additional allocated locked walk in eaves store room with full size door and lighting, located on the top floor accessed via passenger lift or stairs.

SITE ACCESS

Vehicle and pedestrian resident controlled electrotonic access on Mariners Way, with additional in apartment access controls. A second fob controlled pedestrian gate onto Cutter Ferry Path exists on the west of the complex.

PARKING

allocated single garage within garage block and extra communal parking, on-site locked bicycle shed.

COMMUNAL GARDENS

well kept communal gardens with river frontage, benches and tables.

AGENTS NOTE

Tenure - Leasehold, Share of Freehold.

Length of Lease - 97 Years Remaining

Annual Ground Rent - £250 - not charged for the last 15 years

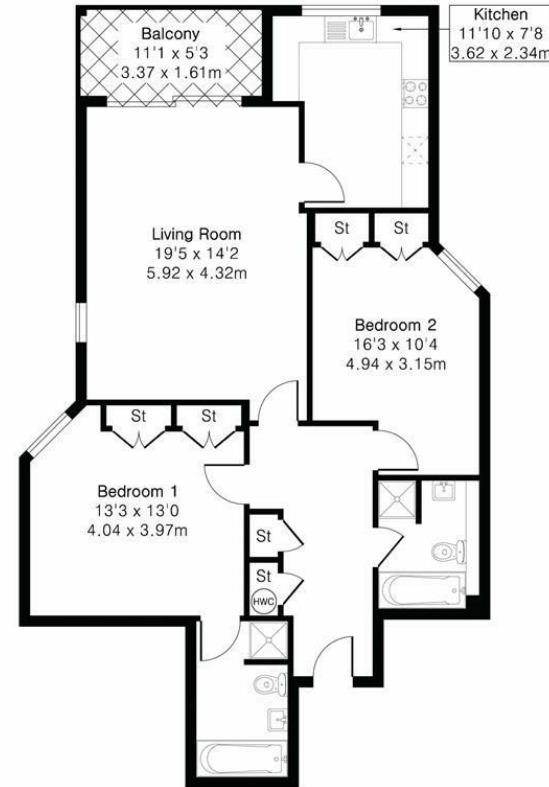
Annual Service Charge - £4,056.16

Service Charge Review Period - Annual





Approximate Gross Internal Area 911 sq ft - 85 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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 £550,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - G

Local Authority - Cambridge City



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



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