



Marleigh Avenue, Cambridge  
**£380,000 Leasehold**

**Sharman  
Quinney**



# Key Features

 2  1  B  C



250 Years remaining as of 25 Mar 2021

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£2500.00 Service Charge pcm

Review due: 04/2025

- Prime Location
- Two spacious Double bedrooms
- Convenient storage units
- Additional bathroom
- Modern design



This stylish and contemporary apartment, located in the sought-after Marleigh development, offers modern living at its Finest.

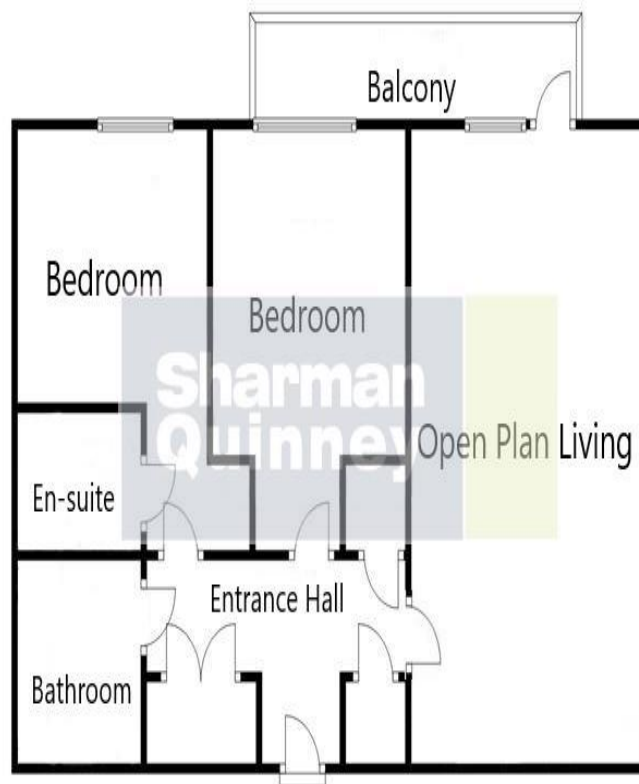
**Spacious Open-plan Living** - The heart of the home is the stylish open-plan kitchen and dining area, designed for both comfort and functionality. Featuring high-end appliances, sleek cabinetry and ample countertop, it's ideal for entertainment and relaxation. Leading from the living room, you will also find the balcony, which overlooks the communal park and green space for residence in the development.

**Two Generous Double Bedrooms**- The apartment boasts well-proportioned double bedrooms, including a luxurious master suite with a private en-suite bathroom. Both rooms are designed for relaxation, with plenty of natural light and built-in storage options.

**Location** - Situated in the vibrant and growing Marleigh community, this home is close to excellent local amenities, green spaces, transport links, science park and city centre. Whether you're commuting or enjoying leisure time, this location offers the best of both worlds. This light-filled and modern apartment provides a perfect blend of style, convenience and comfort, With a high-quality finish throughout and a fantastic location.



## Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

To view this property call Sharman Quinney on:  
**01223 426139**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :ORP102013 - 0008