



Marleigh Avenue, Cambridge  
CB5 8BG

**Pocock+Shaw**



124 Marleigh Avenue  
Cambridge  
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An attractive and low-maintenance studio flat, ideal for a first home, rental investment or city bolt-hole. Cleverly planned for modern living, it is superbly located within Marleigh Park, close to local cafés, shops and green spaces, with cycle routes and transport links providing swift access to Cambridge city centre.

- Recently built Studio Apartment
- Lift access to all floors
- Good Links to City Centre - 20 minute cycle to Cambridge City Centre
- Balcony looking out into the residents' podium garden
- Stylish bathroom with modern fixtures
- Underfloor heating
- Secure Bike Store
- Underground Parking
- Communal Gardens
- Balcony

Guide Price: £240,000 No Chain





Marleigh Park is one of Cambridge's most exciting new communities, perfectly blending modern living with a vibrant neighbourhood feel. Situated just to the east of the city centre, Marleigh Park offers the ideal balance of convenience and green space – within easy reach of Cambridge's historic heart, world-renowned university colleges, and thriving business and science parks.

This thoughtfully designed development is more than just a place to live – it's a place to belong. At its heart is The Hangar over looking the Jubilee Square, a buzzing community hub with café, co-working spaces, and events that bring residents together. On your doorstep you'll also find a nursery, primary school, play areas, and sports facilities, creating a truly self-contained village atmosphere.

Marleigh Park has been carefully planned to embrace outdoor living, with tree-lined streets, cycle paths, and acres of open green space to explore. For those who commute or travel regularly, the location is superb: just minutes from Cambridge North Station, the A14, and easy cycling distance to the city centre.

Add to this the convenience of local shops, a fitness studio, landscaped parks, and regular community events, and you'll find Marleigh Park offers not only a home, but a lifestyle – a modern village within the city.

This studio apartment is located on the first floor of the Kingsley Building and offers ground floor access of the communal gardens from the balcony. It comes complete with secure bike storage and 1 unallocated parking space with communal electric car charging within a gated parking area.

**HALLWAY** 16'5" x 4'7" (5.00 m x 1.40 m) Includes 2 built in cupboards of which one can be used for storage. Plumbing for a washing machine is installed in the largest cupboard with the utilities

**LIVING AREA** 12'6" x 22'8" (3.80 m x 6.90 m) Includes built in mirrored wardrobe.

**BALCONY** With views overlooking communal gardens.

**KITCHEN** 7'3" x 7'10" (2.20 m x 2.40 m) Fitted kitchen including integrated dishwasher, electric oven, fridge freezer and 2 ring electric hob

**BATHROOM** 6'11" x 6'7" (2.10 m x 2.00 m) Bathroom with both bath and shower facilities, hand basin, WC and towel rail

**Tenure** The property is leasehold and there are understood to be 246 Years remaining. There is a service charge of £2131 per year that covers the cost of running the building, buildings insurance, lift maintenance, communal lighting and gardening.

#### **Important Information**

Council tax: B £1878

EPC: B

Under floor heating via a communal ground source heat pump

Local Authority: South Cambridgeshire

Conservation Area: No

Flood Risk: Very low

Floor Area: 430 ft<sup>2</sup> / 40 m<sup>2</sup>

Broadband:

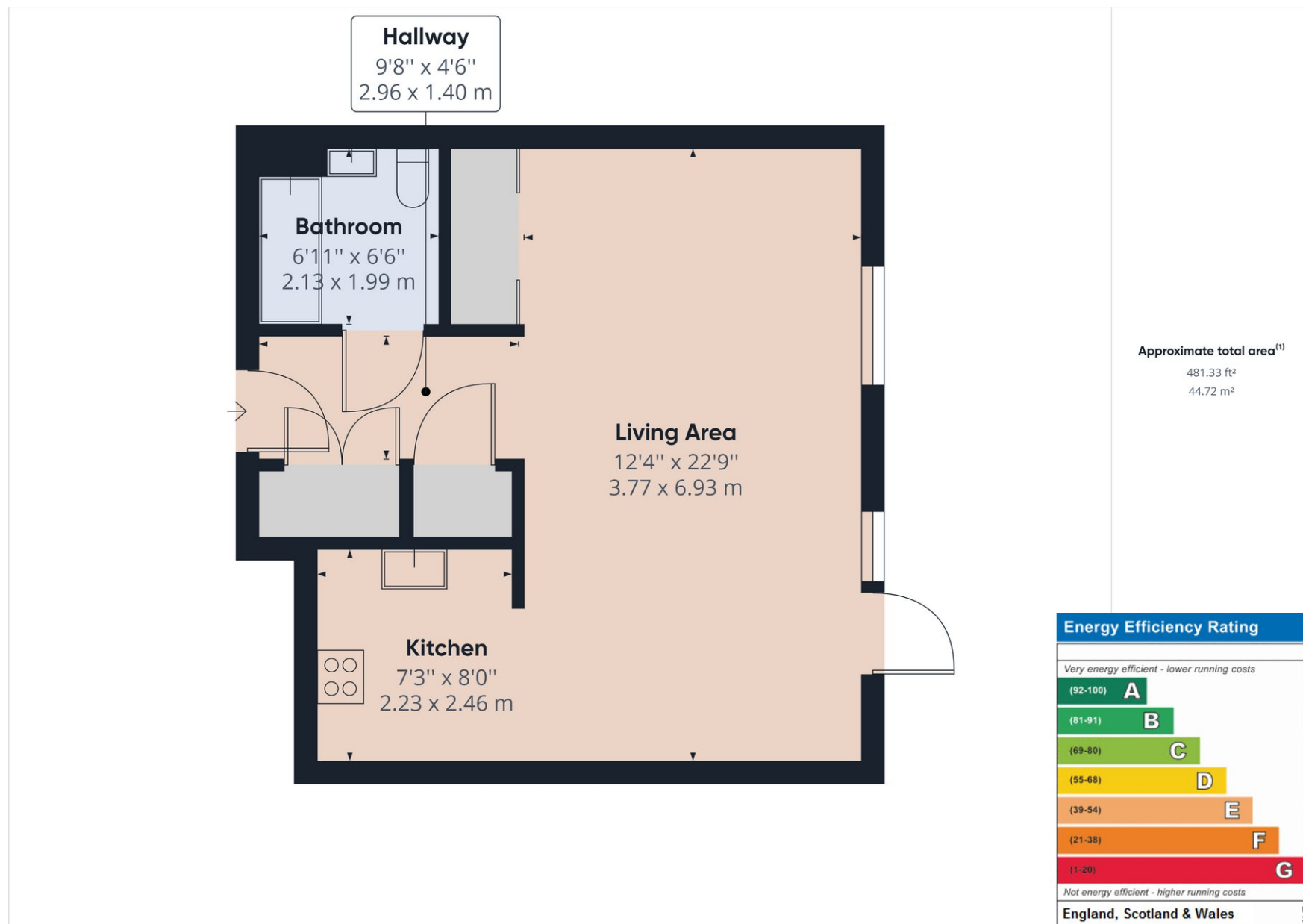
Basic 22 Mbps

Ultrafast 1800 Mbps

Very low flood risk area

**Viewing** By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

# Pocock + Shaw