



38 Eights Marina, Mariners Way, Cambridge, CB4 1ZA
Offers Over £600,000 Leasehold - Share of Freehold



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AN INCREDIBLY WELL POSITIONED 2ND FLOOR, SHARE-OF-FREEHOLD APARTMENT WITH A GARAGE AND SOUTH-FACING BALCONY, ENJOYING STUNNING VIEWS OVER THE RIVER CAM AND MIDSUMMER COMMON.

- 897.5 sqft / 83.4 sqm
- Share of freehold
- Built in the 1990s
- Gas-fired heating to radiators
- EPC – B / 82
- 2nd floor apartment
- 2 bed, 1 recep, 2 bath
- Parking and garage
- Superb river views
- Council tax band - G

No.38 Eights Marina forms part of a unique and prestigious complex constructed in the late 1990s. The development sits on the site of a former Boatyard on the north bank of the river, standing amongst the university boathouses and looking south to Midsummer Common. From the early morning rowers, to the annual fireworks and the cows on the common, its setting could not place you more at the heart of this wonderful iconic city.

A welcoming communal entrance foyer leads via the stairs or lift to the apartment, which has a good sized reception hall with a video entry phone system. There is a light and airy sitting / dining room, which benefits from a dual aspect and has wide sliding doors leading to a south-facing balcony, very well suited to alfresco dining. Adjoining the main reception room is a well-equipped kitchen, which has been fitted with a range of base and wall mounted units; integrated appliances include a fridge / freezer, dishwasher, oven and a gas hob with an extractor over.

There are two double bedrooms, the principal room benefitting from an ensuite, which includes a separate bath and shower, and has splendid views over the river. The main bathroom also features a white suite with a separate bath and shower.

Outside the property has access to neatly tended communal gardens which provide immediate access onto the water and the complex has its own private marina. Vehicular access is at the end of Mariners Way through remote-controlled gates. Each apartment has its own garage and there are 27 casual parking spaces, 10 outside the gates and 17 inside. No.38 also has a useful storage cupboard located on the top floor of the building. Pedestrians can walk out to Cutter Ferry Path and over a footbridge straight onto Midsummer Common.

Agents Note

We understand that Eights Marina is due to have the main front door (for No.38), vehicle gate, two pedestrian gates and the intercom system replaced in the not-too-distant future. Consultations are ongoing between Encore and the residents. Further details will likely be available during the conveyancing process once a sale is agreed.

Location

Eights Marina is a superb modern scheme of luxury flats and apartments, situated in an outstanding position adjacent to the River Cam, with views across to Midsummer Common and within easy reach of the city centre and railway station. The scheme was constructed by Berkeley Homes.

Tenure

The property is leasehold with a share of the freehold interest.

The lease is 125 years with approximately 96 years remaining.

The service charge is approximately £4000 per annum, paid 6 monthly and no ground rent. We understand the service charge covers building and garden maintenance and also building insurance.

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - G

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

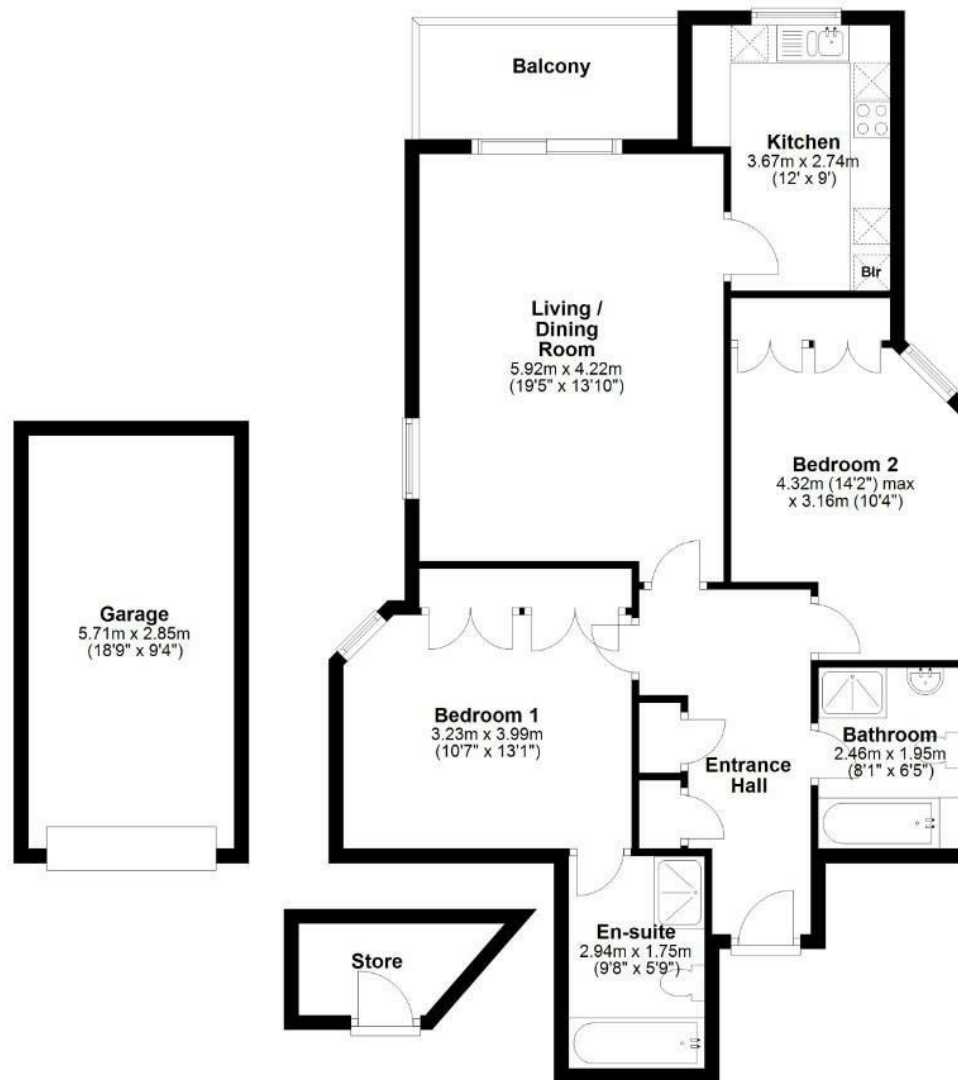




Floor Plan

Main area: approx. 83.4 sq. metres (897.5 sq. feet)

Plus garages, approx. 16.3 sq. metres (175.0 sq. feet)
Plus store room, approx. 2.9 sq. metres (31.6 sq. feet)



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Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



