



Marleigh Avenue, Cambridge, CB5 8BG
Guide Price £380,000 Leasehold



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A DUAL ASPECT, TOP FLOOR APARTMENT OF 765 SQFT / 70 SQM WITH A BALCONY, SECURE COVERED PARKING AND A BICYCLE STORE, SITUATED IN THE NEWLY CONSTRUCTED MARLEIGH DEVELOPMENT JUST EAST OF THE CITY CENTRE.

- 756 sqft / 70 sqm
- NHBC warranty (6 years remaining)
- Built in 2021
- Hot water underfloor heating
- Council tax band - C
- Top floor apartment
- 2 bed, 1 recep, 2 bath
- Leasehold (246 years remaining)
- EPC – B / 82
- Residents' undercroft parking with communal EV charging points

This property at Marleigh Avenue is a smart top floor apartment forming part of The Kingsley Building in the vibrant new neighbourhood of Marleigh by Hill Residential. Built in 2021 and set just off Newmarket Road, the apartment is conveniently situated three miles east of Cambridge City with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Being on the top-floor, the apartment enjoys an abundance of natural light throughout and pleasant views over Jubilee Square.

The spacious kitchen/living/dining room, is a dual aspect space with three large windows, finished with underfloor heated Amtico flooring. The kitchen has been fitted with a modern range of base and eye-level units; integrated Bosch and Zanussi appliances include a fridge/freezer, dishwasher, oven, microwave and an induction hob with extractor over. A door from the dining area opens onto a private and substantial balcony occupying a corner of the property providing both north and west-facing views. This is a wonderful space for entertaining.

There are two double bedrooms; the principal bedroom is particularly spacious and includes a stylish ensuite shower room. The main bathroom has also been fitted with a modern suite and includes a shower over the bath, complemented by attractive tiling, inset spotlights and a heated towel rail. Finally the entrance hall has two useful storage cupboards and is also finished with Amtico flooring.

The apartment is located on the third floor, accessed by a lift or stairs. The lower ground floor of the building provides secure undercroft parking for the residents of the block and also has a number of electric car charging points.

Outside, the rear entrance of the building opens onto the 'Podium Garden', which has plenty of seating areas, a pergola and several well stocked raised beds.

Location

Marleigh Avenue, taking its name from the development, is located off Newmarket Road and is in a very convenient and thriving area, within striking distance of major retail parks, supermarkets and leisure facilities within walking/cycling distance. Nearby there is also a community centre, primary school and a nursery. The block itself also has a Co-op store with future amenities to include sports pitches and green recreational spaces for all.

Marleigh is just 3 miles from the historic city centre with a direct 15 minute cycle ride into the town centre. The property is also not far from the pleasant riverside area, Stourbridge and Coldham's Commons. There is excellent access to both railway stations, Addenbrooke's Hospital, The Biomedical Campus, the Science and Business Parks to the north of the city via the newly completed Chisholm Trail, Marshalls and all major road links.

There is primary schooling within the development, Marleigh Primary Academy part of Anglian Learning, which feeds into various secondary schools within the city including Netherhall, St Bede's and Coleridge Community College, which is part of the Parkside Federation.

Tenure

Leasehold.

Lease is 250 years with 246 years remaining.

Service Charge - £2,500 per annum for the maintenance of building, podium garden and car park. There is an additional £297 annual charge for the maintenance of communal areas in the development. These charges are reviewed annually and adjusted according to associated cost.

Ground Rent - The vendor advises that there is no Ground Rent payable.

Managing Agency - Encore Estate Management Ltd.

Services

Main services connected include: water, electricity and mains drainage. Please note that there is no gas supply directly into the apartment. The hot water comes from a communal source, which is powered by gas-fired boilers in the plant room of the apartment block.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

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

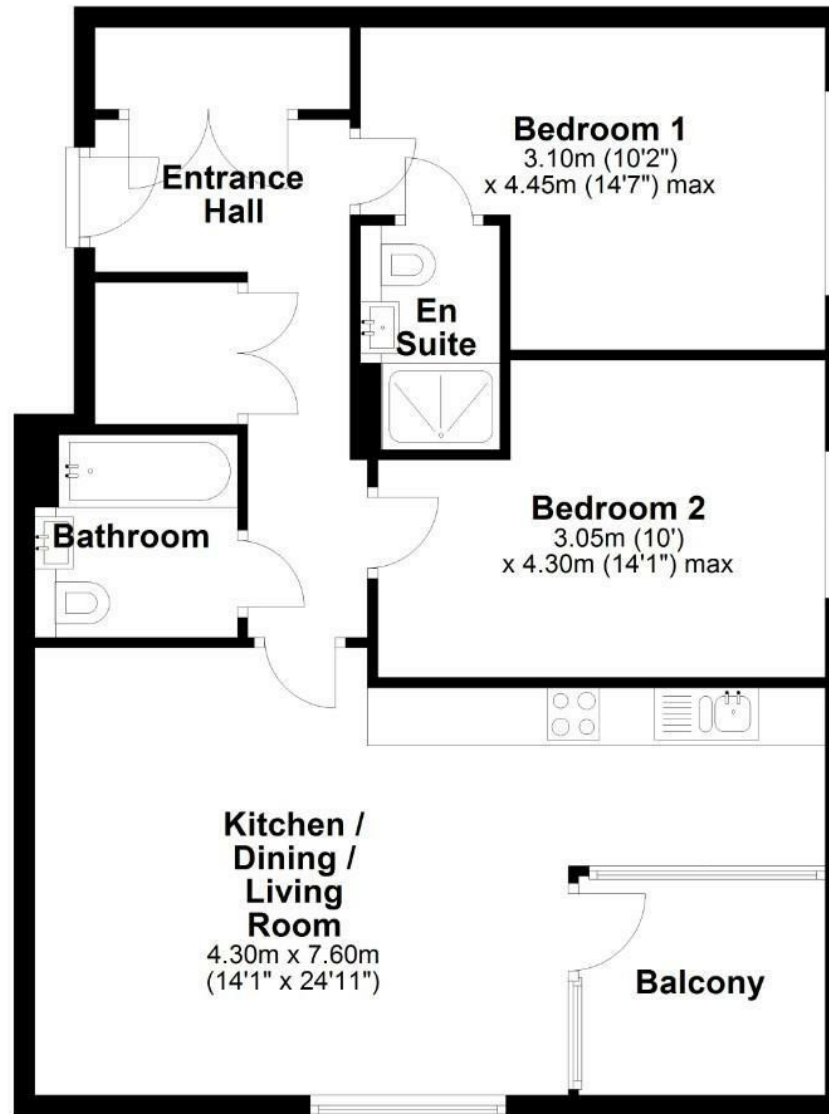
Viewing

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



Floor Plan

Approx. 70.2 sq. metres (756.1 sq. feet)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)

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	82
(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.

