



168 MARLEIGH AVENUE
Cambridge

Carter Jonas

168 MARLEIGH AVENUE, CAMBRIDGE, CB5 8BG

- City Centre - approx. 3 miles
- Cambridge North Railway Station - approx. 1.3 miles
- Cambridge Business Park - approx. 1.5 miles
- Addenbrookes Hospital - approx. 4.5 miles

Open-plan living space • Fully fitted kitchen • Large modern bathroom • Utility/laundry cupboard • Large balcony • Communal entrance hall, stairs and lift to upper floors • Secure covered parking & bicycle store • EPC rating B

DESCRIPTION

168 Marleigh Avenue is situated on the top floor of the Kingsley building overlooking the delightful landscaped communal gardens. The accommodation on offer extends to around 500sqft and has been cleverly separated by the current owner with bespoke open shelving. The layout and presentation is hugely appealing with bright, open plan living/dining space with doors to the balcony, a well-fitted kitchen with integrated appliances, a bedroom with fitted wardrobes, large modern bathroom and a useful utility/laundry cupboard with washer/dryer. There is secure covered parking and lift and stair access to all floors. There is also bicycle and bin storage.

OUTSIDE

The apartment has the benefit of a large balcony spanning the width of the apartment large enough for al-fresco dining, overlooking the well-maintained landscaped communal gardens. There is secure covered parking with EV charging points, as well as secure stores for bicycles and bins.

A SUPERB THIRD FLOOR STUDIO APARTMENT OFFERING STYLISH, CONTEMPORARY ACCOMMODATION LOCATED IN THIS WELL-SERVED DEVELOPMENT ON THE EDGE OF THE CITY.



LOCATION

The Marleigh development has a new and thriving community with a wealth of amenities on site including a community centre, primary school and a nursery. Future amenities include convenience stores, a café, sports pitches and green recreational spaces for all. The development is situated on the eastern fringes for the city off Newmarket Road with excellent access to the park and ride and network of cycle and bus routes. It is also within easy reach of road and rail links, perfect for the commuter.

ADDITIONAL INFORMATION

Tenure: Leasehold - 250 years from 2021

Services: Mains water, drainage, gas and electricity.
Underfloor heating.

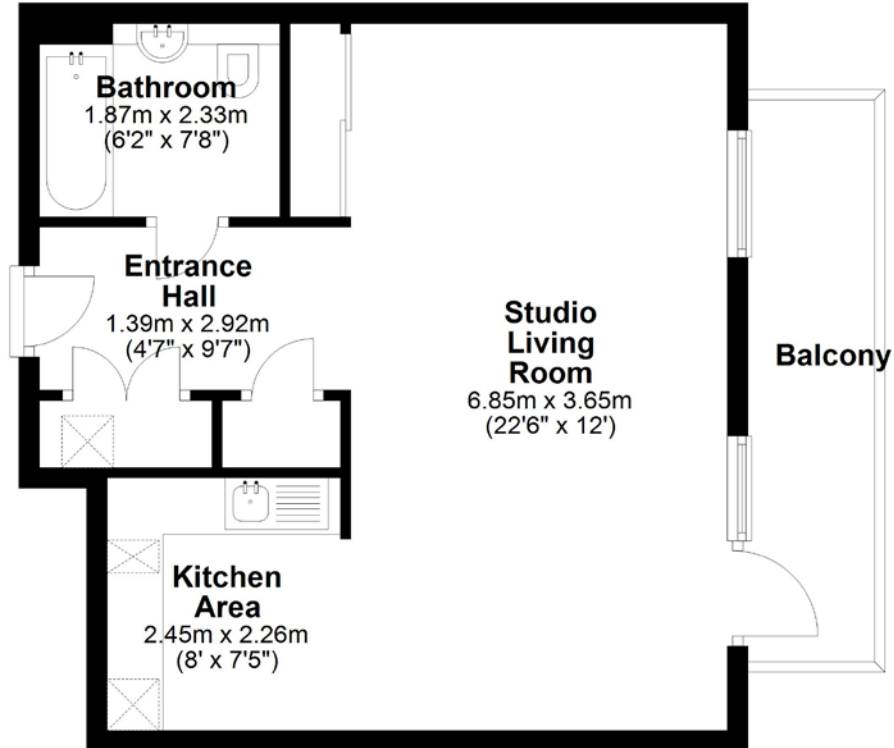
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
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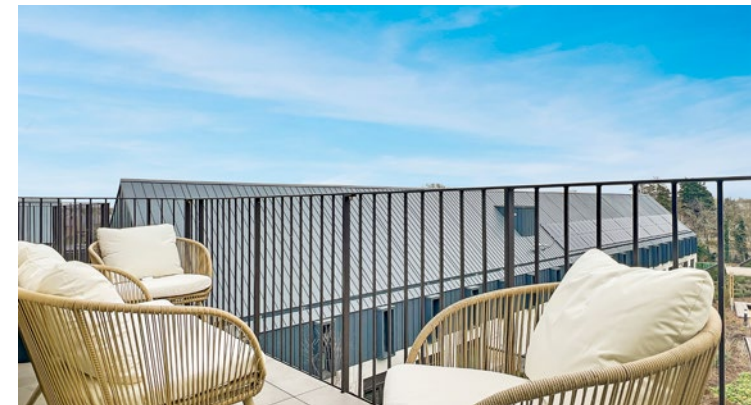
Floor Plan

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 43.5 sq. metres (467.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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