



156 MARLEIGH AVENUE
Cambridge

Carter Jonas

156 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

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

DESCRIPTION

156 Marleigh Avenue is situated on the top floor of the Kingsley building and extends to around 561sqft.

The layout and presentation are hugely appealing with bright, open-plan living/dining space with doors to the balcony with enough space for al-fresco dining., a well-fitted fully integrated kitchen with appliances, principal bedroom with fitted wardrobes and floor to ceiling glass, contemporary and stylish bathroom with shower over and a useful utility/laundry cupboard with washer/dryer. There is secure covered parking. Bicycle and bin storage. Lift and stair access to all floors.

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.

A STYLISH THIRD FLOOR 1 BEDROOM APARTMENT LOCATED IN THIS WELL-SERVED DEVELOPMENT ON THE EDGE OF THE CITY.



ADDITIONAL INFORMATION

Tenure: Leasehold - 250 years from 2021

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

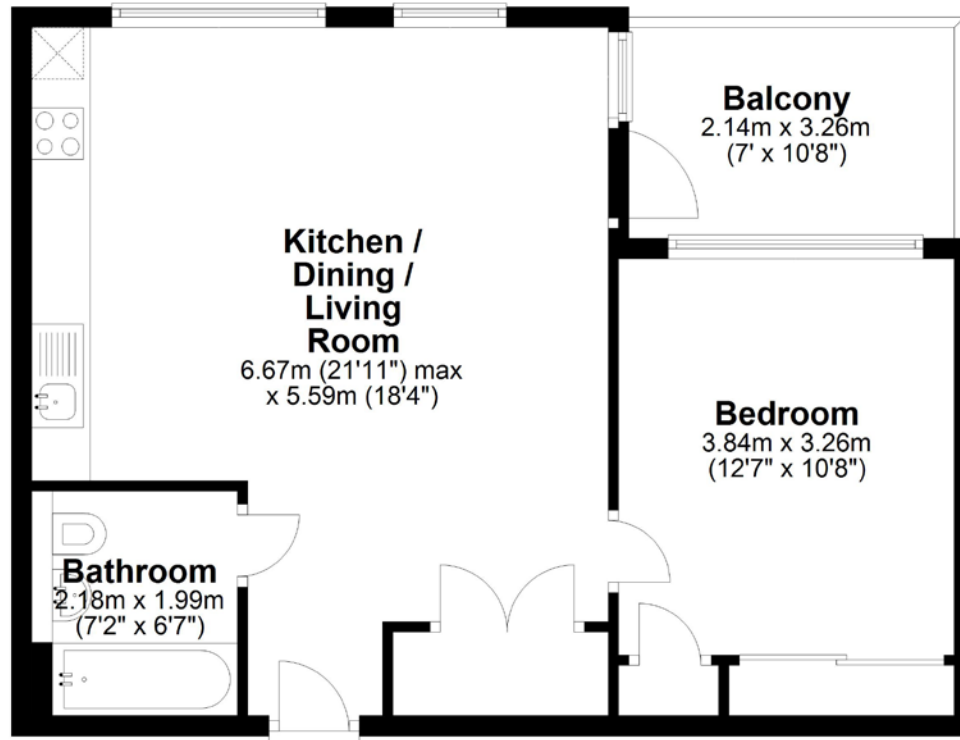
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
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Floor Plan

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 52.1 sq. metres (561.3 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	81	81
(69-80) C		
(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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