

The Eights Marina, Mariners Way, Cambridge, CB4 1ZA

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Mariners Way

Cambridge,
CB4 1ZA

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Guide Price £635,000

A beautifully presented and proportioned three-bedroom second floor apartment set within a select gated waterside development and well tended communal gardens. The property further benefits from a garage and covered balcony, all perfectly positioned to enjoy the activity, wildlife and natural beauty of the the River Cam and Midsummer Common. Offered with no onward chain.



LOCATION

The Eights Marina enjoys a superb position alongside the River Cam and the open green expanse of Midsummer Common, offering an idyllic waterside setting within the desirable north Cambridge district of Chesterton. The area provides an excellent range of local amenities, including independent shops, cafes, pubs, and convenient everyday services. The location allows effortless access to Cambridge City Centre, either via the picturesque riverside foot and cycle path or by frequent bus services. It is also ideally placed for key employment hubs such as the Cambridge Science Park, Business Park, and Addenbrooke's Hospital/Biomedical Campus. For commuters, the nearby A14 links easily to the A1 and the North, while the M11 provides a direct route to Stansted Airport and London to the South. Cambridge's mainline railway station offers fast and regular services, including connections to Stansted Airport in around 30 minutes and London King's Cross in approximately 45 minutes. This combination of scenic riverside living, excellent local amenities, and outstanding transport links makes The Eights Marina an exceptionally well-connected and sought-after location.








FRONT DOOR
into:

ENTRANCE HALLWAY
with wood effect laminate flooring, two storage cupboards with hanging rail and shelving and access into various rooms including;

SITTING ROOM/DINING ROOM
with a continuation of the wood effect laminate flooring, Downlight, wall lights and radiator. upvc double glazed window overlooking the rear of the property and the river beyond, upvc double glazed door out onto balcony. Balcony with views over the river and communal gardens. The rear balcony is south east facing.

KITCHEN
with wood effect laminate flooring, a range of floor and wall units with laminate worktop, integrated Siemens oven and 4 ring Siemens gas hob with Siemens extractor fan, integrated fridge and freezer, space and plumbing for washing machine, radiator, LED spotlights, upvc double glazed window, part tiled walls, stainless steel one and a half sink and drainer with mixer tap, cupboard housing boiler, Bosch dishwasher.

PRINCIPAL BEDROOM
carpeted, upvc double glazed sliding door out onto balcony with views over river beyond, radiator, downlight, built-in wardrobes with hanging rail and further overhead storage.

BEDROOM 2
carpeted, upvc double glazed window overlooking the front of the property, downlight, built-in wardrobes with hanging rail and shelving.

BEDROOM 3
carpeted, upvc double glazed window, downlight, radiator.

BATHROOM
with laminate tile effect flooring, tiled walls, three piece suite comprising bath with shower over, low level w.c., wash hand basin with mixer tap and storage cupboard beneath, heated towel rail, downlight, wall lights, extractor fan.

SHOWER ROOM
with three piece suite comprising of walk-in tiled shower, low level w.c., two wash hand basins with storage cupboards beneath, part tiled walls, laminate tile effect flooring, downlight, extractor fan, heated towel rail, built-in mirror storage cupboard.

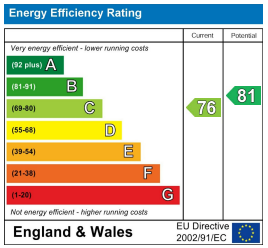
OUTSIDE
The property is approached via brick paved driveway leading to steps up to communal entrance door leads into communal hallway with tiled flooring, stairs leading to upper floors as well as door leading into further lobby area with lift access to upper floors. The property is located on the second floor.

The property enjoys the benefit of a GARAGE with up and over door as well as residents' parking. The development has a range of communal gardens and pathways leading to the gardens. The grounds are predominantly laid to lawn with borders containing a variety of trees, hedges and shrubs and pathways offering walks to both the Mariner and river beyond.

AGENTS NOTE
Tenure - Leasehold, Share of Freehold
Length of Lease - 96 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £5,258

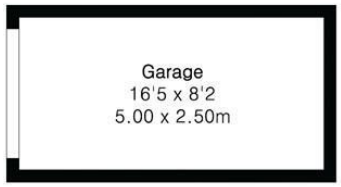




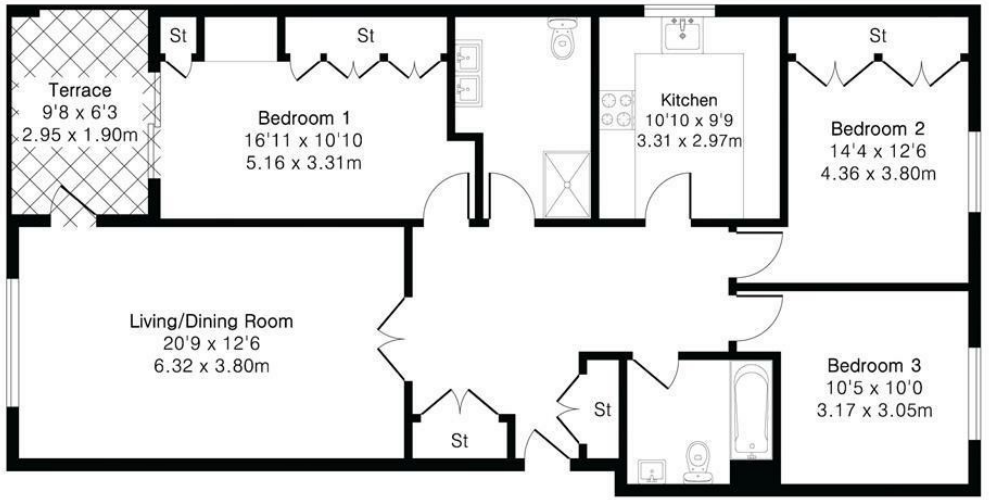


Approximate Gross Internal Area 1153 sq ft - 107 sq m (Excluding Garage)

Garage Area 135 sq ft – 13 sq m



Garage



Second Floor

Guide Price £635,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - G

Local Authority - Cambridge City Council

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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