



VIDEO TOUR AVAILABLE
Please get in touch for a link.

109 sqm / 1173 sqft

Garage

Share of Freehold

1990s

2nd floor apartment

EPC - C / 79

3 bed, 1 recep, 2 bath

Council tax band - G

Eights Marina

A larger three bedroom 2nd floor share-of-freehold apartment with a private mooring and garage, looking south across the water and Midsummer Common.



Guide Price
£650,000



Eights Marina is, without question, a unique complex within the city. It was built in the 1990s on the site of a former Boatyard on the north bank of the river and stands amongst the University boathouses looking south to Midsummer Common. From the early morning rowers, to the yearly fireworks and the cows on the common, its setting could not place you more at the heart of the city.

Its neatly tended riverside communal gardens provide immediate access on to the water and the complex has its own private marina with a handful of moorings, one of which is included with the sale of this property.

Vehicular access is at the end of Mariners Way through remote-controlled gates and a private drive that passes under Elizabeth Way bridge. Each apartment has its own garage and there are 27 casual parking spaces, 10 outside the gates useful for visitors and 17 inside. Pedestrians can walk out to Cutter Ferry Lane and over a footbridge straight on to Midsummer Common.

The buildings are separated into different lodges, each with separate entrances and the property is on the second floor of the east lodge accessed by either stairs or a lift, with its bedrooms facing north and balcony and kitchen windows facing south. The top floor of the building houses useful storage rooms, one for each of the apartments.

It is a generous apartment with three bedrooms and a full en-suite bathroom and has been in the same ownership from new. The seller has kept a 4-berth aluminium narrow boat (named 'Maji Safi' and shown in the photographs) on the marina for most of their time at the property and would also discuss a sale of the boat to the buyer of the apartment.

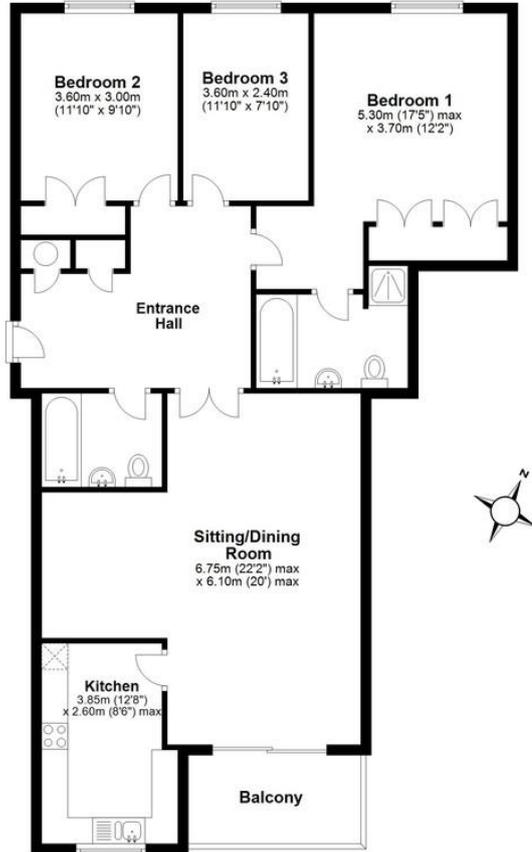
The communal gardens, refurbished internal areas and moorings are maintained as part of the service charge, which is currently £350 per month. The lease was 125 years from new, with about 100 years remaining but the apartment includes a share of the freehold meaning future lease extensions will not carry the usual large freeholder charge.

It is sold with no onward chain.



Second Floor

Approx. 109.1 sq. metres (1173.9 sq. feet)



Total area: approx. 109.1 sq. metres (1173.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 109 sq m
(1,173 sq ft)



COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS