



**BRAGG WAY, MARLEIGH, CB5**  
£450,000

**Carter Jonas**

## BRAGG WAY, MARLEIGH, CB5

This spacious two-bedroom first floor apartment sits within the highly anticipated Franklin Building at Marleigh, just off Newmarket Road.

Comprising open plan kitchen/living/dining room with contemporary cabinetry and integrated appliances, and a particularly large terrace which enjoys views of the community gardens.

There are two generous bedrooms with en-suite and dressing area to principal bedroom, as well as a family bathroom.

Secure underground parking is also included with the property (1 space).

Marleigh is a vibrant new community, built by well-regarded developers, Hill and is located on the east side of the city. Offering excellent access to the A14, as well as the city centre itself via car, public transport, or bike. Marleigh benefits from its own amenities including convenience store, cafe/delicatessen, nursery and primary school as well as R3form which offers many exercise classes including Reformer Pilates.

This property is currently under construction with completion due September 2024. This is for re-assignment of the contract.

### AMENITIES

- Two Bedroom First Floor Apartment
- En-suite & Dressing Area to Principal Bedroom
- Open-plan Kitchen/Living/Dining
- Spacious Terrace
- Secure Underground Parking
- Vibrant Community
- Excellent Access to A14 & City Centre
- Nearby Amenities Including Shop & Cafe
- Due For Completion Autumn 2024

**TENURE** Leasehold

**LOCAL AUTHORITY** Cambridge City Council

**EPC BAND** To be confirmed.

**PART OF THE HIGHLY ANTICIPATED FRANKLIN BUILDING, THIS IMPRESSIVE TWO BEDROOM APARTMENT IS LOCATED ON THE FIRST FLOOR AND BOASTS A PARTICULARLY SPACIOUS TERRACE LOOKING OUT ONTO COMMUNAL GARDENS.**



NOTE: Photographs are of a Hill show home located at Marleigh.



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