Radcliffe & Rust
Residential sales & lettings

22 Marlowe House Kingsley Walk, Cambridge CB5 8NY
£1,800 PCM

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this well presented one bedroom first floor apartment, ideally located at Marlowe House on Kingsley Walk, Cambridge. Positioned approximately 1.5 miles north of Cambridge city centre, this property enjoys a convenient and well-connected setting with a range of local amenities close by, including supermarkets, convenience stores and takeaways, as well as the popular Chesterton area facilities. Cambridge North Train Station is approximately 1 mile away, providing direct services into London King's Cross and beyond, while the Science Park and Cambridge Business Park are both within 1.5 miles, making this an excellent option for professionals. The River Cam and Stourbridge Common are also nearby, offering attractive green spaces and riverside walks. With allocated parking, strong transport links via the A14 and easy access to the historic city centre, this property combines practicality, convenience and lifestyle appeal in a sought-after location.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this well proportioned one bedroom first floor apartment, ideally positioned within Marlowe House on Kingsley Walk, Cambridge. Including a generous balcony, this property benefits from allocated underground parking, concierge service, gym facilities and beautifully maintained communal areas, with Midsummer Common and the River Cam just moments from your doorstep.

Accessed via a secure communal entrance where you will find the letterboxes, lift and stairs, the apartment is located on the first floor. Upon entering the flat, you are welcomed by a spacious entrance hall, finished with wood-effect pine flooring which flows seamlessly into the living space. The hallway offers excellent proportions and provides ample space for coats and shoes. Off the hallway is a large storage cupboard, ideal for use as a utility area as well as additional household storage.

The bathroom is positioned conveniently off the entrance hall and is finished in soft beige tones with warm wood-effect accents. The suite comprises a W.C., hand basin, bath with overhead shower and glass shower screen, fitted shelving and a heated towel rail. White sanitaryware is complemented by stainless steel fittings, while tiled flooring adds a practical and contemporary finish.

The bedroom is a generous double. Finished with a soft cream carpet, the room benefits from a built-in double wardrobe and a Juliette balcony overlooking the communal gardens, allowing natural light to pour in and enhancing the sense of space.

The heart of the home is the impressive open plan kitchen/living area. The kitchen is fitted with wood-effect pine wall and base units, striking black worktops and matching splashbacks, creating a sleek and modern contrast. Integrated appliances include a fridge/freezer, dishwasher, electric oven, hob and extractor fan. A breakfast bar provides additional preparation space and serves perfectly as an informal dining area.

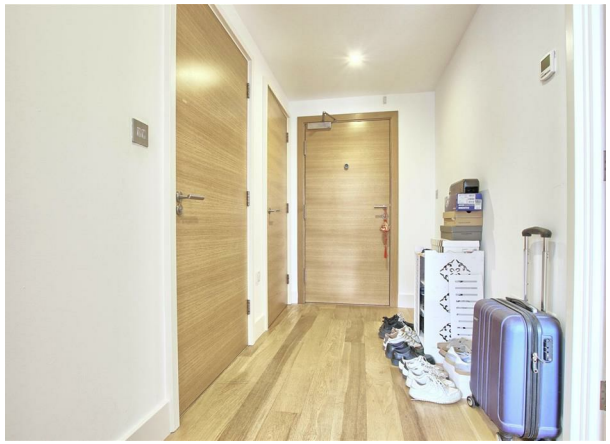
The living space is bright and airy, with ample room for both a comfortable seating area and dining set-up. Large windows and a glazed door lead out onto the private balcony, which enjoys views over the communal gardens and towards the River Cam. A privacy screen enhances the usability of this lovely outdoor space, making it ideal for relaxing or entertaining.

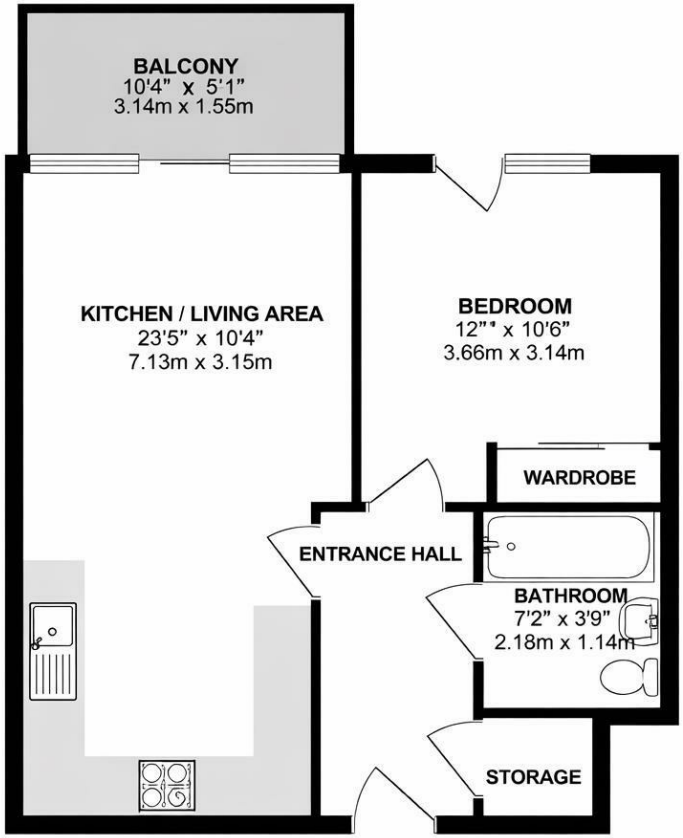
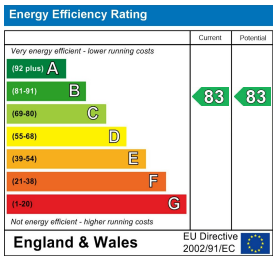
Externally, the property benefits from one allocated space within the secure underground parking area, where you will also find locked bicycle storage. With concierge service, on-site gym facilities and immediate access to riverside walks and Midsummer Common, this apartment offers an exceptional opportunity to enjoy modern city living in one of Cambridge's most desirable locations.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Available immediately, on an unfurnished basis
Deposit £2,076
Council tax band C
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Approx. 488 sq.ft. (45.3 sq.m.)