Radcliffe & Rust
Residential sales & lettings

136 Marleigh Avenue, Cambridge CB5 8BG
£1,550 PCM

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust are delighted to offer, to let, this beautifully presented one-bedroom second-floor apartment, positioned within the highly regarded Marleigh development on the eastern edge of Cambridge. Marleigh has been thoughtfully designed as a modern neighbourhood with landscaped green spaces, cycle routes and a growing selection of amenities on the doorstep, including a Co-op supermarket, café, community facilities and recreational spaces. Cambridge city centre is approximately 3 miles away, offering an extensive range of shops, restaurants, cafés and cultural attractions, while Cambridge North Railway Station is approximately 2 miles away and Cambridge Railway Station around 3 miles away, providing regular services to London and beyond. The development is also well positioned for access to Cambridge Science Park and Cambridge Business Park, with the A14 approximately 1.5 miles away providing convenient connections to the M11 and wider road network. With excellent cycling and public transport links into the city alongside everyday amenities close at hand, Marleigh offers a particularly convenient setting for modern Cambridge living.

Accessed via a secure communal entrance with both stairs and lift access to all floors, the apartment opens into a welcoming entrance hallway.

The standout feature of the apartment is undoubtedly the exceptionally generous open-plan living space. Finished with attractive wood-effect flooring throughout, the flooring combines warm natural oak tones with visible grain and subtle variations in colour, adding warmth and texture to the otherwise crisp, contemporary interior. The room enjoys an abundance of natural light from several large windows positioned across the living and dining areas, creating a wonderfully bright and airy space.

The living area itself provides excellent room for relaxing without compromising the generous proportions of the apartment. The furnished accommodation includes the contemporary curved grey sofa with coordinating footstool, together with the television and wood-effect TV unit shown within the photographs. Its open-plan arrangement allows the living area to flow naturally into the dining space while still providing clearly defined areas for each use.

Positioned alongside the large windows, the dining area is furnished with a white and natural wood-effect dining table and matching bench seating. This part of the room is particularly light and enjoys an attractive outlook across the development. A glazed door alongside the dining area opens directly onto the private covered balcony, further enhancing the feeling of space and providing a natural extension of the main living accommodation.

The kitchen forms part of the same impressive open-plan room and features a sleek range of high-gloss white wall and base units, contrasted by dark work surfaces and contemporary under-unit lighting. Integrated appliances include an oven, microwave, fridge/freezer and dishwasher, while the generous amount of cabinetry provides excellent storage.

The private covered balcony is a fantastic additional feature and provides considerably more outside space than typically expected from a one-bedroom apartment. Finished with large grey floor tiles, pale exposed brickwork and contrasting black metal railings, it offers plenty of room for outdoor seating and provides a pleasant space to relax during the warmer months.

Returning through the apartment, the bedroom is a generous double room finished with soft neutral carpeting. A large window provides plenty of natural light, while an extensive mirrored fitted wardrobe offers excellent storage and helps further enhance the feeling of space. The upholstered double bed shown within the photographs will remain as part of the furnished let.

The bathroom has recently been completely refitted and is presented in excellent condition, with contemporary neutral-toned textured wall and floor tiling. The new white suite comprises a wall-mounted wash basin, concealed-cistern WC and panelled bath with glazed shower screen and shower over. A large wall-mounted mirror, recessed storage and chrome heated towel rail complete the modern finish.

Further benefits include underfloor heating throughout, allocated parking, secure communal bicycle storage and access to the development's beautifully landscaped first-floor communal garden. Offered furnished with the furniture shown within the photographs and available from the end of October, early viewing is highly recommended.

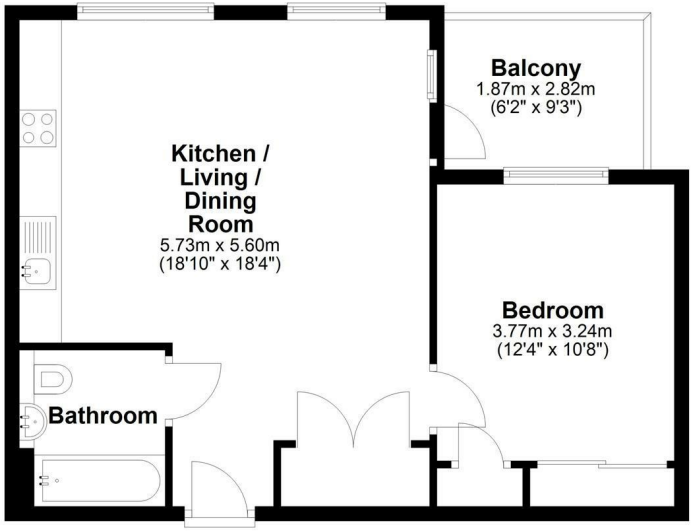
Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

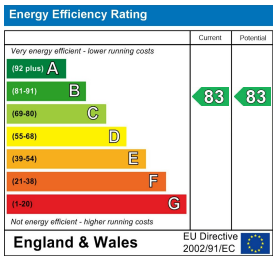
Agent notes

Deposit £1,788
Council tax band B
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

Floor Plan

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.