



Radcliffe & Rust
Residential sales & lettings

95 Marleigh Avenue, Cambridge CB5 8BX
£1,900 PCM

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this spacious two bedroom first floor apartment on the new Marleigh development just off Newmarket Road, Cambridge, CB5. Built in partnership by the Hill Group and Marshall Group, this cleverly thought out residential area includes a number of open green spaces, a community centre, an academy primary school (Marleigh Academy Primary) which also has a 52 space nursery (opened in September 2022) and supermarket in Jubilee Square. Within the Marleigh development, there is a real sense of community spirit with a number of forthcoming events planned throughout the year. With regards to location, the Marleigh development offers an excellent location in close proximity to major Cambridge amenities including Newmarket Road park and ride (0.3 miles away), Cambridge North train station (1.3 miles away), Cambridge Business Park (1.5 miles away), the Grafton shopping Centre (1.9 miles away), Cambridge train station (2.1 miles away) and Addenbrookes Hospital (4.6 miles away).

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this bright and spacious first floor apartment in the popular Marleigh development, Cambridge, CB5. The apartment sits on the edge of the entrance to the development and offers great views across to Cambridge Airport.

Upon entering the property, you are welcomed into the hallway which is L shaped with grey wooden style flooring and crisp white walls. The first room you come to next to the front door is the main bathroom. With grey concrete effect wall and floor tiles, within the bathroom there is a bath with an overhead shower and glass screen, a countertop hand basin with open shelving underneath, low level W.C. and a stainless steel coloured heated towel rail. The bathroom also has a large mirror above the W.C. and a hand basin which bounces light around the room. Next to the main bathroom is bedroom one. With dual aspect full length windows, the master is a bright and relaxing space with built-in wardrobes with double glass sliding doors. Bedroom one also has the added bonus of an en-suite which has a walk-in shower cubicle with glass door, low level W.C, countertop hand basin with open shelving underneath and a stainless steel coloured heated towel rail. Next to bedroom one is bedroom two. Another great sized double, bedroom two enjoys a full length window flooding the room with light and has ample space for storage furniture as required.

At the end of the hallway, there is a large storage cupboard with double doors which is next to the open plan kitchen, dining and living area. This space leads to the apartment's private balcony. The kitchen units are configured in an L shape and consist of grey handle less wall and base units with a contrasting white worktop and upstand. Within the kitchen there is an electric oven with built-in microwave / grill above, induction hob, in-built stainless steel sink and drainer and integrated full height fridge / freezer, washing machine and dishwasher. Within the living and dining area, there is a glass dining table with four chairs and a cream coloured sofa with space

for an additional sofa if required. In this room, there is a glazed door and large full length windows overlooking the apartment's private balcony. There is also a second full length window in the living space and a full length window in the kitchen so the room is flooded with natural daylight. The apartment's balcony overlooks Cambridge Marshall's Airport and is large enough for an outdoor dining table and chairs as required, making it the perfect place to relax and entertain and you could even spot some planes taking off and landing.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent's notes

Available April 2026 on an initial 12 month agreement on a furnished basis.

Deposit £2,192.00

Non-smokers only please.

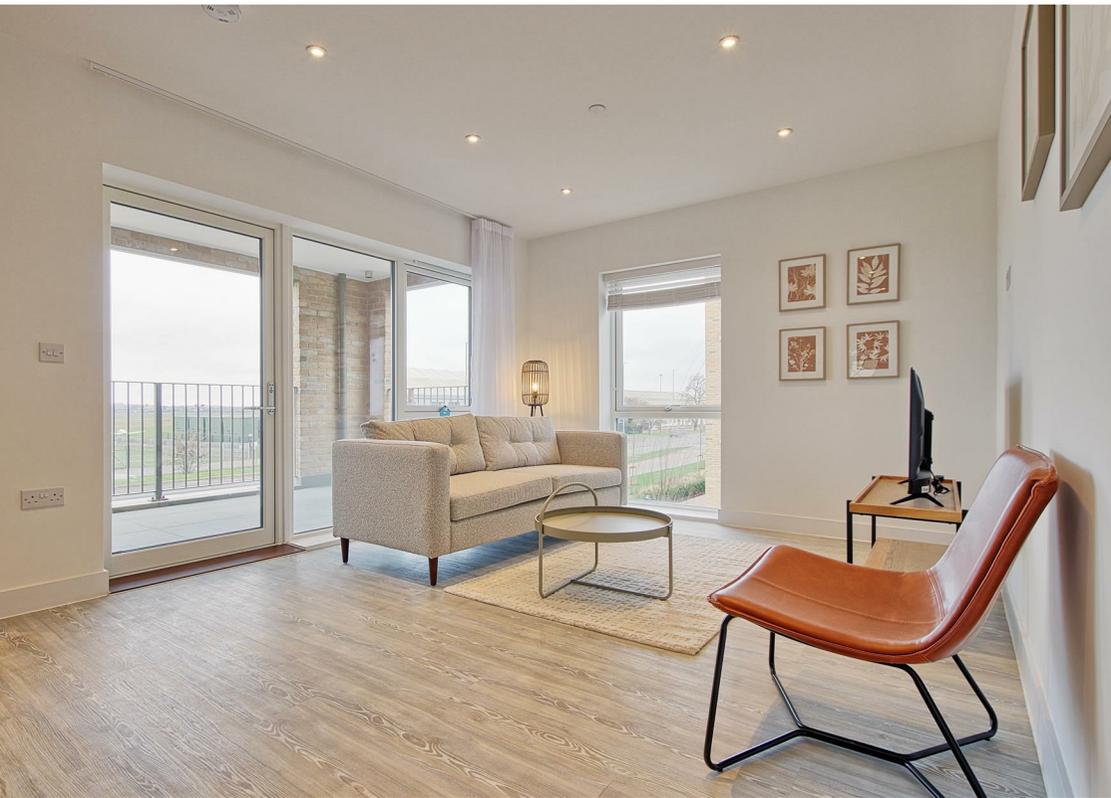
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

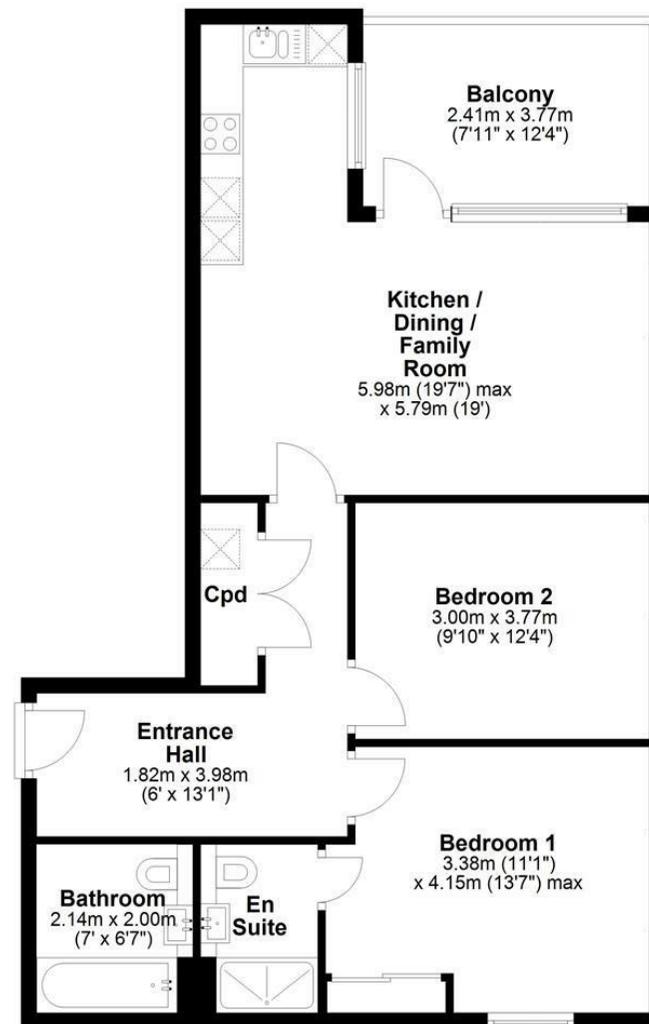
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Floor Plan

Approx. 71.4 sq. metres (768.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

