



Radcliffe & Rust
Residential sales & lettings

136 Marleigh Avenue, Cambridge CB5 8EG
Guide Price £300,000

Situated to the east of the city, just off Newmarket Road, Marleigh Avenue forms part of one of Cambridge's most exciting new residential communities. The Marleigh development has been carefully planned to offer more than just homes — it's a growing neighbourhood with its own identity, blending thoughtful design, green space and everyday convenience. The area already includes a range of amenities such as a new primary school, community centre, co-op convenience store, Pilates studio and independent cafés, with further facilities planned as the development continues to grow. Designed with modern living in mind, Marleigh offers wide, tree-lined streets, open green areas, play parks, and a strong sense of community from the outset. Despite being a new district, its location is extremely well connected. Cambridge city centre, the Science Park, and Cambridge North Station are all easily accessible by bike, bus, or car. Newmarket Road park & Ride is a three minute walk. The nearby Newmarket Road retail parks provide a range of everyday shopping options, while the nearby Marleigh Square is establishing itself as a local hub in its own right. Marleigh represents a fresh and well-considered vision for urban living in Cambridge — modern, well connected, and with community at its heart.

Radcliffe & Rust are delighted to offer for sale this beautifully presented one-bedroom second floor apartment, situated within the acclaimed Marleigh development on the eastern edge of Cambridge. With generous living space, contemporary design, and access to high-quality communal areas, this stylish home makes an ideal purchase for first-time buyers, professionals, or investors.

Accessed via a secure communal entrance hall with both stairs and lift access to all floors, the apartment sits on the second floor and offers an attractive and well-proportioned layout. The entrance hall provides access to a spacious double bedroom, a modern bathroom with full suite, and a generous open-plan kitchen, dining and living area and benefits from underfloor heating throughout.

The heart of the home is the expansive living space, bathed in natural light thanks to full-height windows and west facing aspect. The sleek kitchen is fitted with integrated appliances and offers excellent storage and worktop space. A door from the living area opens out onto a private balcony — an ideal spot for enjoying the sun or relaxing with a morning coffee.

The property is offered chain free and further benefits from allocated parking (with electric charging points available), secure communal bike storage, and access to a beautifully landscaped first-floor communal garden — a rare and

standout feature within similar developments.

A fantastic opportunity to secure a stylish home in one of Cambridge's most exciting and well-connected neighbourhoods — early viewing is highly recommended.

Agent notes

Council Tax Band: B

Tenure: Leasehold

Lease length: 246 years remaining

Ground rent: £0.00

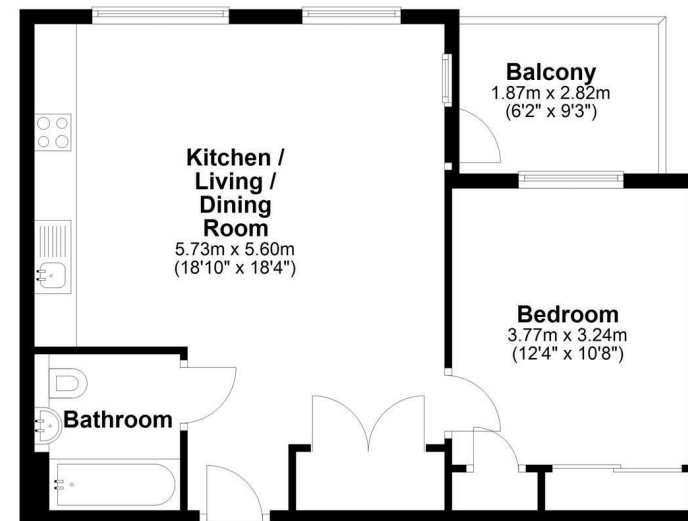
Service Charge: £2,430.32





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

