

Radcliffe & Rust
Residential sales & lettings

120 Marleigh Avenue, Cambridge CB5 8BG
Guide Price £325,000

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 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 and the Science Park are readily accessible by bike, bus or car, while Cambridge North Station is around a 10–15 minute cycle from the development. The nearby Newmarket Road retail parks provide a range of everyday shopping options, while 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 two-bedroom, two-bathroom apartment, situated within the highly regarded Marleigh development and offered to the market with no onward chain.

The property is located within the Kingsley Block and is approached via a secure communal entrance, with lift access to the upper floors. Once inside, the entrance hall provides useful storage and leads through to each of the principal rooms. The apartment benefits from underfloor heating throughout via the communal heat network, with attractive Amtico flooring to the hall and kitchen.

The heart of the home is the impressive open-plan kitchen, dining and living room. Bright and generously proportioned, the space provides ample room for both dining and living furniture, making it equally well suited to everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of units and integrated appliances including an oven, ceramic hob, microwave, fridge/freezer, dishwasher and washer/dryer.

From the main living space there is direct access onto a private covered balcony, providing an excellent extension to the accommodation with space for outdoor seating and an attractive outlook across Marleigh Square.

There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and its own contemporary en-suite shower room, while the second bedroom is currently arranged as a home office and occasional guest room, demonstrating the flexibility of the space. A separate modern bathroom with bathtub serves the remainder of the apartment.

Outside, residents have access to the development's particularly impressive landscaped communal gardens, providing attractive green space within the development. There is also secure communal cycle storage and an allocated undercroft parking space, while electric vehicle charging points are available within the parking area.

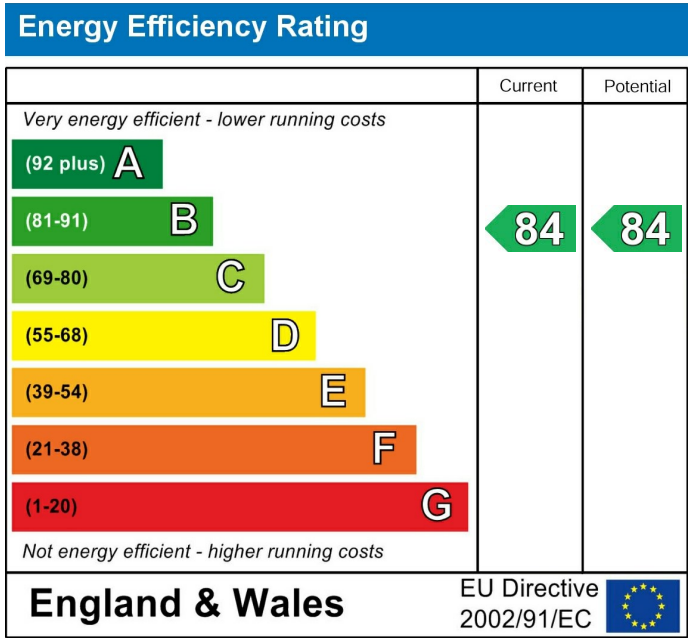
Combining generous accommodation, two bathrooms, private outside space, undercroft parking and excellent communal facilities, 120 Marleigh Avenue represents an excellent opportunity to purchase within this increasingly established Cambridge development.

Offered with no onward chain, early viewing is highly recommended.

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 notes

Tenure: Leasehold – approximately 250-year lease from 2021
Ground Rent: £0.00
Service Charge: £3,681.04 for 2026/27
Land Trust Estate Charge: £297.21 for 2025/26
Council Tax Band: C – Cambridge City Council
EPC: B
Currently tenanted until the 13th Oct 2026
Parking: One allocated undercroft parking space
Sale Position: No onward chain













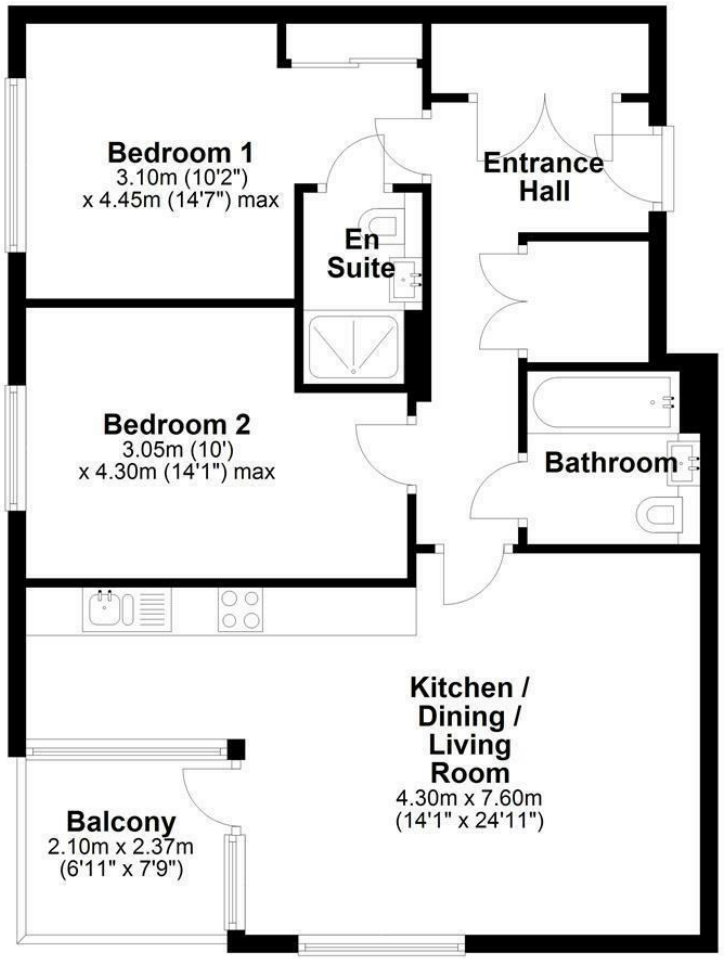
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Floor Plan

Approx. 70.3 sq. metres (756.4 sq. feet)



Total area: approx. 70.3 sq. metres (756.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.