



**Radcliffe & Rust**  
Residential sales & lettings

**130 Marleigh Avenue, Cambridge CB5 8BG**  
**£1,900 PCM**



Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this spacious two bedroom second 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 (0.2 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 Estate Agents Cambridge are delighted to offer, to let, this beautifully presented two bedroom apartment, positioned on the second floor of a modern and well-maintained development, Marleigh Avenue. The building is accessed via a secure communal lobby with security entry door, post boxes and access to both a lift and stairwell, with the apartment itself benefiting from an intercom system for added convenience and security.

Upon entering the apartment, you are welcomed into a bright and well-proportioned hallway finished in neutral tones, which sets the scene for the contemporary accommodation throughout. Directly opposite the front door is the principal bedroom, a generous double room which is fully carpeted and features a built-in double wardrobe providing excellent storage. This bedroom further benefits from a stylish en-suite shower room, comprising a walk-in shower with glass screen, heated towel rail, W.C. and hand basin, all finished with modern white sanitaryware and complementary tiling.

Continuing along the hallway, there is a large double storage cupboard which houses the washing machine and provides ample additional storage. Further along, a second substantial storage cupboard has been fitted with shelving and a hanging rail, offering superb and versatile storage solutions. Next to this is the main bathroom, which is finished in a contemporary style and includes a bath with overhead shower, W.C. and hand basin, complemented by neutral tiling and chrome fittings.

Opposite the bathroom is the second bedroom, another well-sized double room which is carpeted and benefits from built-in storage options throughout, making it ideal as a guest bedroom, home office or second sleeping space.

At the end of the hallway is the heart of the apartment: the impressive open-plan living, dining and kitchen area. This bright and welcoming space is finished with pine wood-effect flooring,

enhancing the sense of warmth and openness. The living area enjoys excellent natural light from a large window and a glazed door leading out onto the balcony. A bespoke media wall has been installed, providing space for electrical connections and integrated storage, creating a stylish and functional focal point for the room.

The kitchen area is sleek and modern, featuring white gloss wall and base units with complementary worktops. Integrated appliances include a fridge/freezer, dishwasher, oven, electric hob and microwave, along with a stainless steel sink and drainer, all thoughtfully arranged to maximise both storage and workspace. The dining area comfortably accommodates a table and chairs, making it ideal for everyday living and entertaining.

Externally, the apartment benefits from a private paved balcony which provides valuable outdoor space, perfect for relaxing or dining in warmer months. Residents also have access to well-maintained communal green spaces and secure bike parking. The property further benefits from access to a private undercroft parking area, which includes provision for electric vehicle charging points.

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 initial 12 month agreement on a furnished basis.

Deposit £2,192.00

Council Tax: C

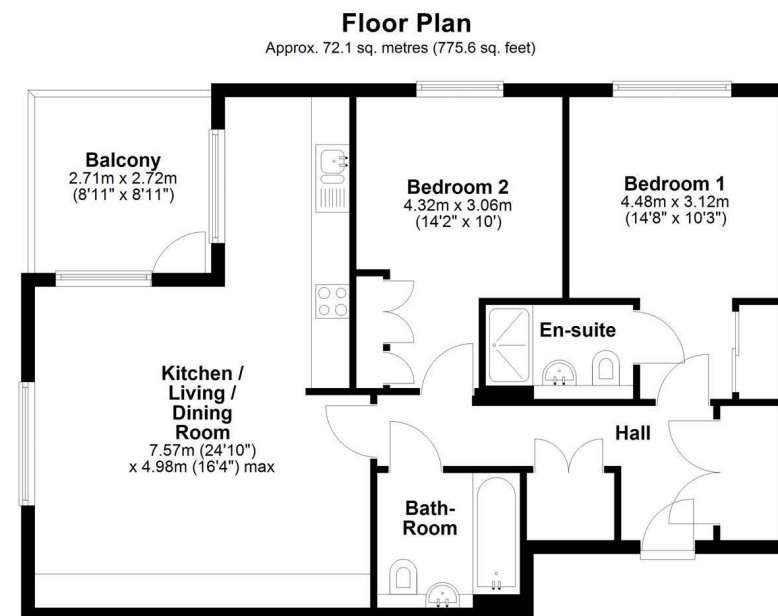
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

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





Total area: approx. 72.1 sq. metres (775.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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



