



**Radcliffe & Rust**  
Residential sales & lettings

**108 Marleigh Avenue, Cambridge CB5 8BG**  
**Guide Price £370,000**

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, the Science Park, and Cambridge North Station are all easily accessible by bike, bus, or car. 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 designed two-bedroom first floor apartment, located within the prestigious Marleigh development on the eastern edge of Cambridge. Offering bright and well-proportioned living space, high-quality finishes and exceptional communal areas, this home stands out within its category.

Accessed via a secure communal entrance hall with both stairs and lift access to all floors, the apartment itself is set on the first floor and offers an impressive layout. The entrance hall includes two useful storage cupboards and leads to two double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. There is also a modern family bathroom.

The heart of the home is a spacious open-plan kitchen, dining and living area, flooded with natural light thanks to large dual-aspect windows. The contemporary kitchen is fully fitted with integrated appliances including an oven, hob, dishwasher, washing machine and fridge/freezer. From the living space, a door opens out onto a private balcony, perfect for morning coffee or evening relaxation.

The apartment also benefits from an allocated parking space, secure communal bike storage, and a standout feature — a stunning first-floor communal garden. Thoughtfully landscaped with shrubs, trees, green areas

and benches, this exceptional outdoor space offers a peaceful retreat and is rarely matched in similar developments.

A superb opportunity to join one of Cambridge's most exciting new communities — early viewing is highly recommended.

#### Agent notes

Council tax band C

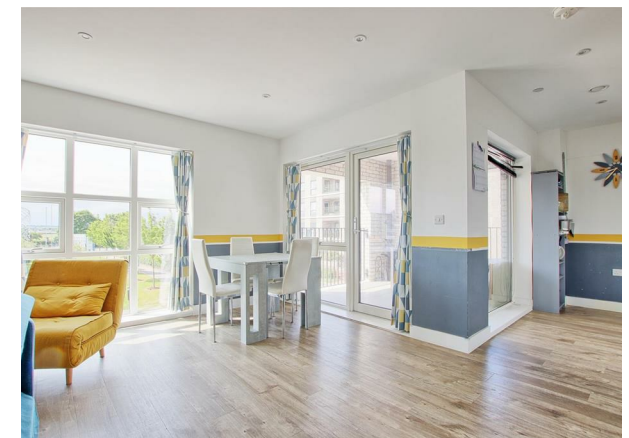
Tenure: Leasehold

Lease length: 246 years remaining

Service Charge: £2,500 per annum

Ground rent: £0.00.

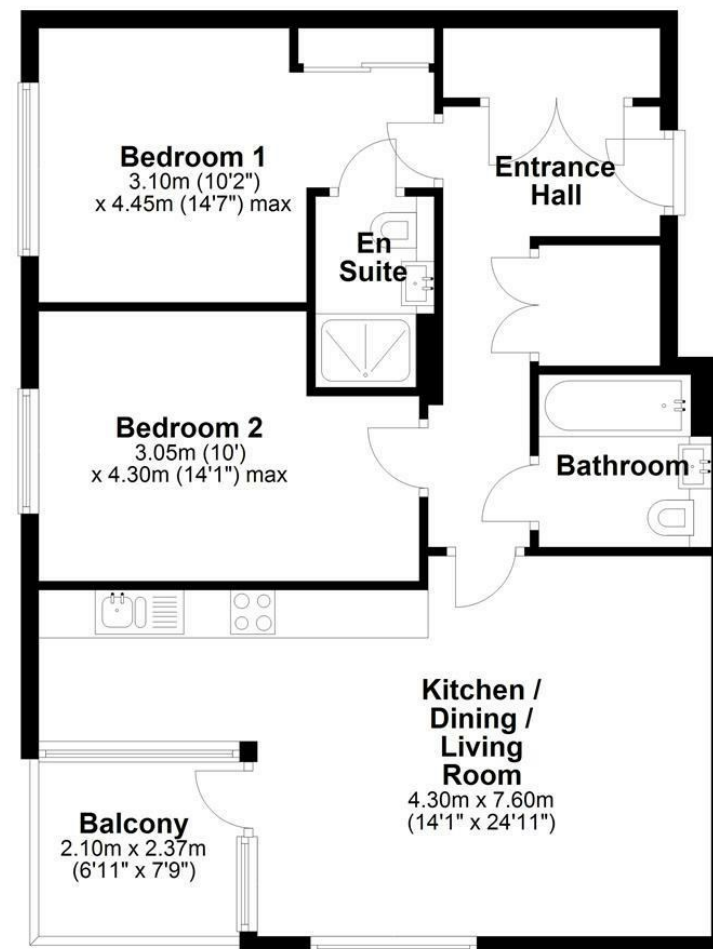
Garden & Communal area charge: £297.00 per annum





## 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.

| 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 |           |

