



Marleigh Avenue, Cambridge, CB5 8BX

CHEFFINS

Marleigh Avenue

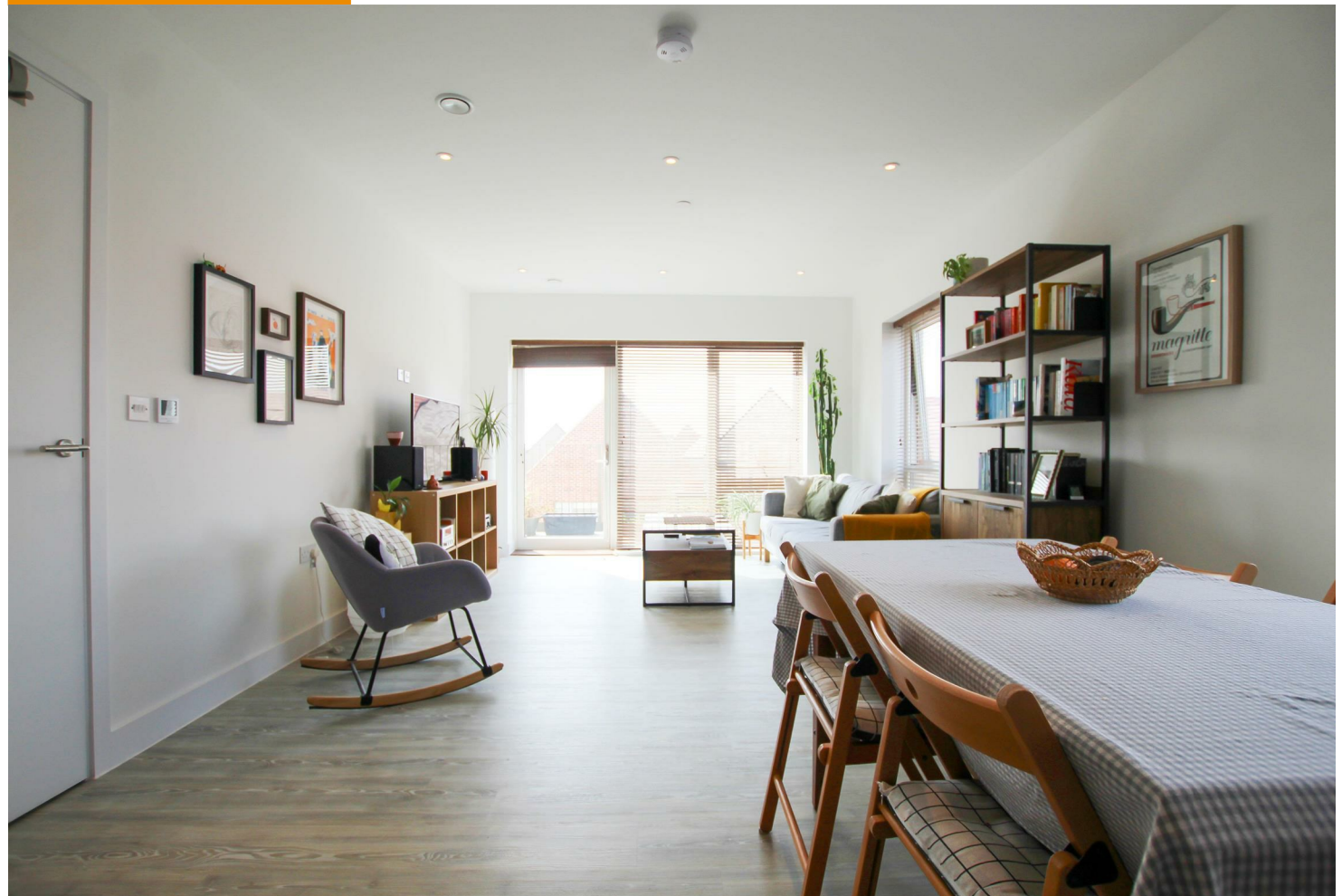
Cambridge,
CB5 8BX

- Minimum 12 Month Tenancy
- Available from 29/09/2025
- Unfurnished
- EPC: B
- Council Tax Band: C
- Communal Heating
- Balcony & Communal Gardens
- Un-Allocated Parking

A modern 2 bedroom 3rd floor apartment within the new Marleigh Development off Newmarket Road. The accommodation comprise entrance hall, open plan living room/kitchen with balcony, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Secure un-allocated parking and communal gardens. We regret no pets. Unfurnished. Available from 29/09/2025. EPC: B and Council Tax Band: C

2 2 1

£1,900 PCM





LOCATION

The new Marleigh development is positioned off Newmarket Road and located approximately 3 miles east of the city centre. The property is well placed with easy access to the A14 and M11. Cambridge train station and Cambridge North train station are in close proximity offering services into London Kings Cross in 51 minutes, London Liverpool Street in 1h 12 minutes and Stansted Airport in 30 minutes



ENTRANCE HALL

video entry phone, built in cupboard with double doors housing fitted shelving and washer dryer, further built in cupboard and doors to open plan living room/kitchen, bedrooms and bathroom.

OPEN PLAN LIVING ROOM/KITCHEN

living area with with window to side aspect and full height windows with door to rear aspect leading to balcony. Kitchen area fitted with base and wall units, work tops, 1.5 bowl sink, integrated appliances including oven, combination microwave oven, induction hob with extractor above, fridge freezer and dishwasher and window to side aspect.

BALCONY

paved and with railing balustrade.

BEDROOM 1

built in double wardrobe with sliding mirrored doors, window to rear aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with vanity shelf below and wall mirror above and heated towel rail.

BEDROOM 2

window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity shelf below and wall mirror above and heated towel rail.

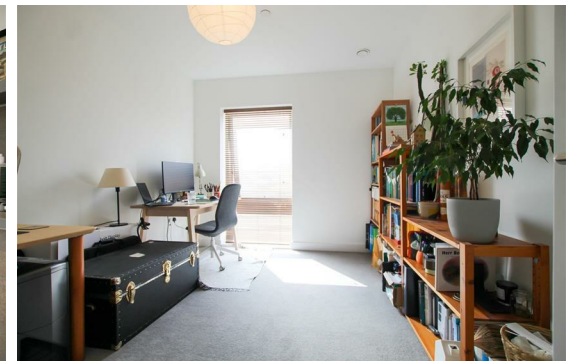
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

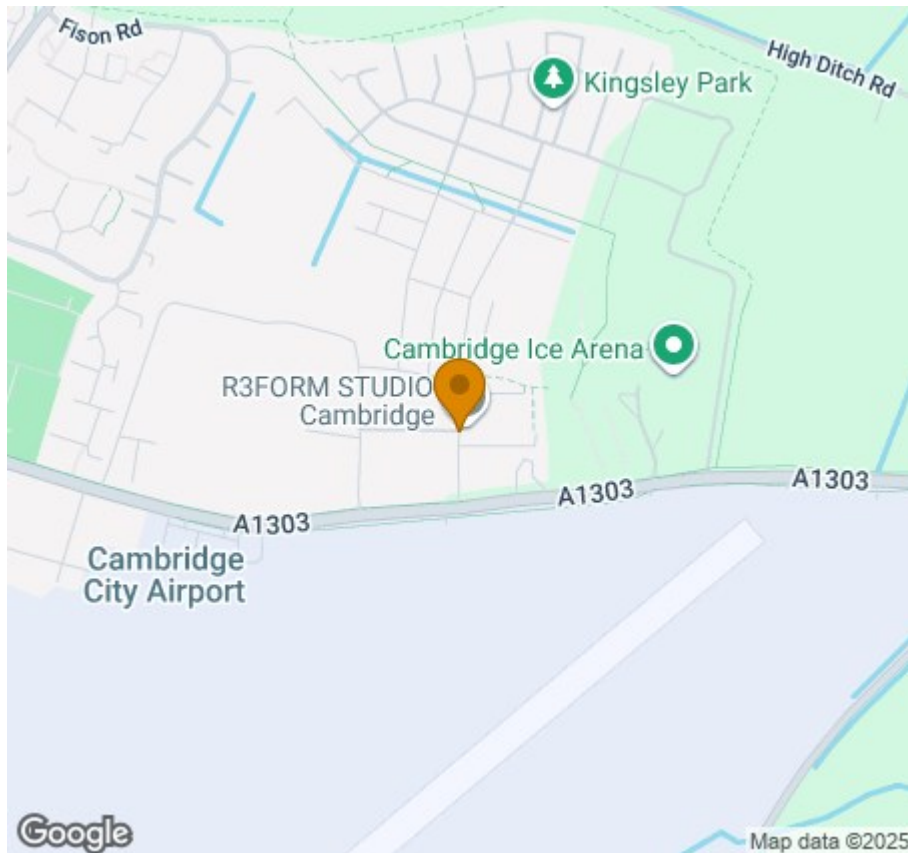
Term - Minimum 12 month tenancy

Holding Deposit - £438

Deposit - £2192







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

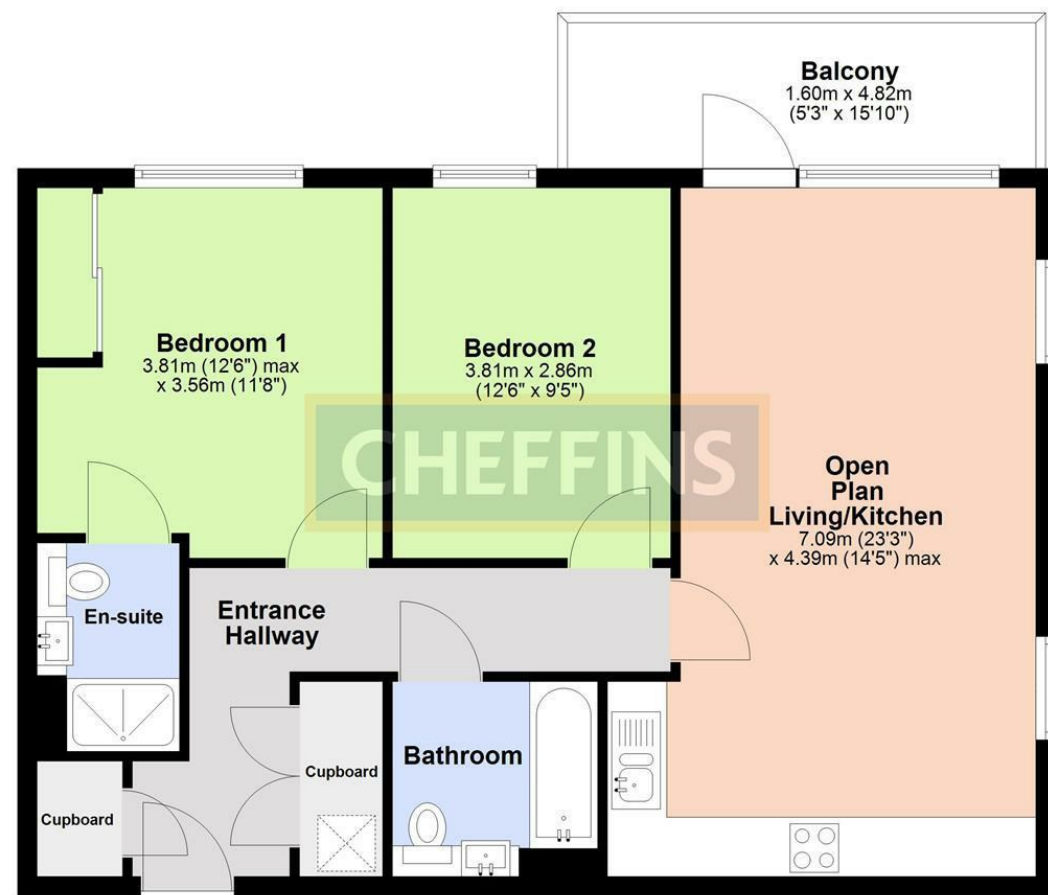
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Third Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 sq. feet)

Floor area excludes the Balcony
Plan produced using PlanUp.



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