



Marleigh Avenue, Cambridge, CB5 8BX

**CHEFFINS**

# Marleigh Avenue

Cambridge,  
CB5 8BX

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  1

**£1,950 PCM**



- Minimum 6 Month Tenancy
- Available from 01/05/2026
- Unfurnished
- EPC: B
- Council Tax Band: C
- Communal Heating (Air Source Heat Pump)
- Allocated Parking
- Balcony & Communal Gardens

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. Unfurnished. Available from 01/05/2026. EPC: B and Council Tax Band: C.



## LOCATION

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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

large built in cupboard housing washer dryer and door to open plan living room/kitchen, bedrooms and bathroom off.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink, kitchen island and integrated appliances including oven, electric hob with extractor above, fridge freezer and dishwasher. Living area with full height windows with electric blinds and door to rear aspect leading to:

## BALCONY

paved and with railing balustrade.

## BEDROOM 1

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

## EN-SUITE SHOWER ROOM

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

## BEDROOM 2

window to rear aspect with electric blinds.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity shelf below and wall mirror above, wall cabinet 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 6 month tenancy  
Holding Deposit - £450  
Deposit - £2250

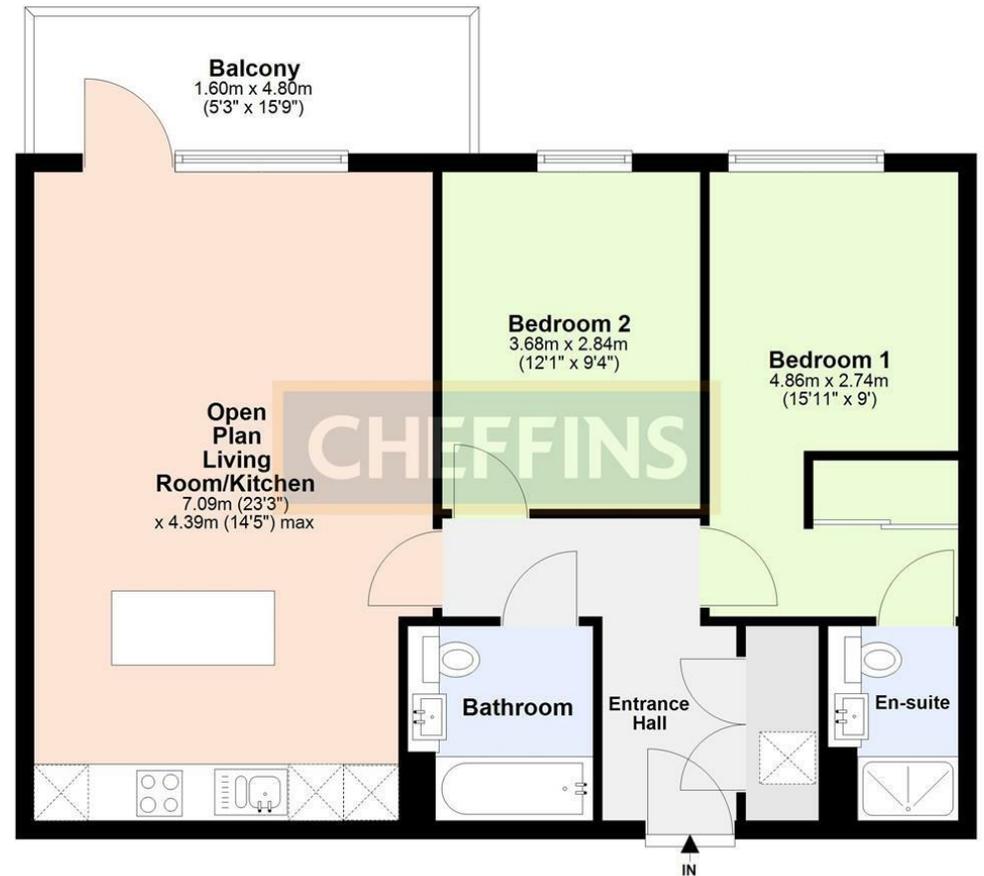






### Third Floor

Approx. 72.1 sq. metres (776.6 sq. feet)



Total area: approx. 72.1 sq. metres (776.6 sq. feet)

Floor area excludes the Balcony.  
Plan produced using PlanUp.

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

#### 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.