



## Marleigh, Cambridge, CB5

£1,700 Per Month

Brand New Apartment | Available to Rent Now! | Fully Furnished | Pets Welcome | Underfloor Heating Throughout | Parking Space Included | Cycle Storage | Professionally Managed | DEPOSIT FREE Option Available | Local Schools & Nurseries

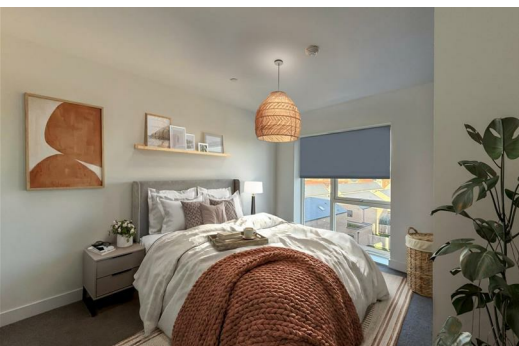
Brand-new, fully furnished one and two-bedroom apartments in a vibrant Cambridge community, designed for modern renting with high-quality finishes, plenty of green spaces & everyday conveniences right on your doorstep. Enjoy the perks of a home built specifically for renters, where service and maintenance are second to none, pets are welcome and you can stay as long as you like.

£1,800 Rent Incentive – Important details:

The contractual monthly rent is £1,800. You will receive a £1,200 rent credit applied in full to the 2nd month's rent, so you will pay £600 for this month. From month 3 to 12, you will pay the full £1,800 per month, due on the 1st of each month. Over the course of the 12 month lease, the total cost equals £20,400 over the year—averaging approximately £1,700 per month.

### THE OLYMPUS 1 BED

This fully furnished, one-bedroom apartment combines high-end finishes with space & comfort. The open-plan living, dining & kitchen area is the heart of the home, featuring floor-to-ceiling windows that fills your home with natural light and opens onto your own private balcony or terrace. The kitchen is designed for both style and functionality, featuring integrated appliances, soft-close fittings & elegant LED lighting. The spacious double bedroom includes built-in mirrored wardrobes, complemented by a boutique-style bathroom with premium finishes. Ready for you to move-in and get settled from day one!



33 Beta Avenue, Cambridge, CB5 8FB



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82		
82-92	93-100	A	A
69-81	83-92	B	B
55-68	69-82	C	C
39-54	55-68	D	D
22-38	39-54	E	E
9-21	22-38	F	F
1-8	9-21	G	G