



Marleigh Park, Cambridge, CB5

£1,895 Per Month

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.

#### 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 fill your home with natural light and open 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!

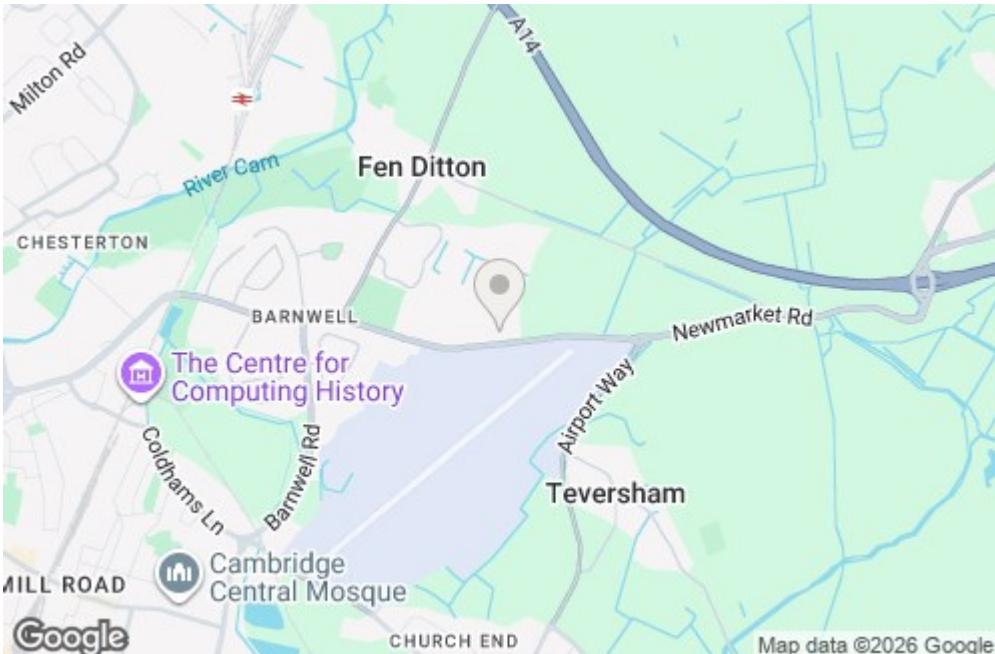
#### LIFE AT MARLEIGH

Everything you need is located within Jubilee Square, Marleigh's neighbourhood hub. Grab a bite to eat at Signorelli's deli, or pick up your daily essentials at the Co-op. If you are looking to unwind or stay active, you will find R3FORM Pilates and Qi Spa right on your doorstep. There's also a community centre, landscaped gardens and plenty of walking & cycling routes. And it will soon offer on-site allotments & sports pitches!

#### YOUR NEIGHBOURHOOD

Getting into the city is effortless, with a 17-minute cycle or frequent bus services taking you straight into the heart of Cambridge. You'll have a wide selection of bars & restaurants all within easy reach and can explore over 120 stores at the Grand Arcade and The Grafton, home to both high-end fashion & independent boutiques. Cambridge North Station is also just minutes away with direct trains to London, and you'll have easy access to the A14 and Stansted Airport. And to top it off, every apartment.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
90-100% A	83-83% A	90-100% A	83-83% A
80-89% B		80-89% B	
70-79% C		70-79% C	
60-69% D		60-69% D	
50-59% E		50-59% E	
40-39% F		40-39% F	
30-29% G		30-29% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	