



Marleigh Park, Cambridge, CB5

£2,130 Per Month

Receive £2320 CREDIT towards your 2nd Months Rent | 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 |

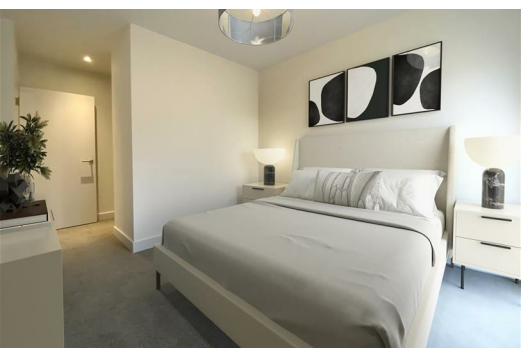
Brand-new, fully furnished one and two-bedroom apartments in a vibrant Cambridge community, designed for modern renting with high-quality finishes, plenty of green spaces & everyday conveniences right on your doorstep. Enjoy the perks of a home built specifically for renters, where service and maintenance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

£2,320 Rent Incentive – Important details:

The contractual monthly rent is £2,320. You will receive a £2,320 rent credit applied in full to the 2nd month's rent, so you will pay £0 for this month. From month 3 to 12, you will pay the full £2,320 per month, due on the 1st of each month. Over the course of the 12 month lease, the total cost equals £25,520 over the year—averaging approximately £2,130 per month.

THE OLYMPUS 2 BED

This fully furnished, two-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. Both bedrooms are generously sized with plush carpeting and built-in mirrored wardrobes. The main bedroom features a private ensuite in addition to a separate, spa-like family bathroom. Ready for you to move-in and get settled from day one!



185 Marleigh Avenue, Cambridge, CB5 8BX



| Energy Efficiency Rating | | Score | Band |
|--|---|-------|------|
| Very energy efficient - lower running costs | A | 92 | A |
| Energy efficient - lower running costs | B | 82 | B |
| Decent energy efficiency - average running costs | C | | C |
| Below average energy efficiency - higher running costs | D | | D |
| Poor energy efficiency - higher running costs | E | | E |
| Very poor energy efficiency - highest running costs | F | | F |
| | G | | G |

| Environmental Impact (CO ₂) Rating | | Score | Band |
|--|---|-------|------|
| Very environmentally friendly - lower CO ₂ emissions | A | | A |
| Environmentally friendly - lower CO ₂ emissions | B | | B |
| Decent environmental performance - average CO ₂ emissions | C | | C |
| Below average environmental performance - higher CO ₂ emissions | D | | D |
| Poor environmental performance - higher CO ₂ emissions | E | | E |
| Very poor environmental performance - highest CO ₂ emissions | F | | F |
| | G | | G |