Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



168 Marleigh Avenue, Cambridge, CB5 8BG

£1,350 PCM









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A bright and modern furnished third floor studio apartment situated within the popular and well-served newly built Marleigh Development, with easy access to Cambridge City Centre. The development itself benefits from a local Co-Op store and an on-site Pilates and wellness studio, offering excellent convenience for day-to-day living.

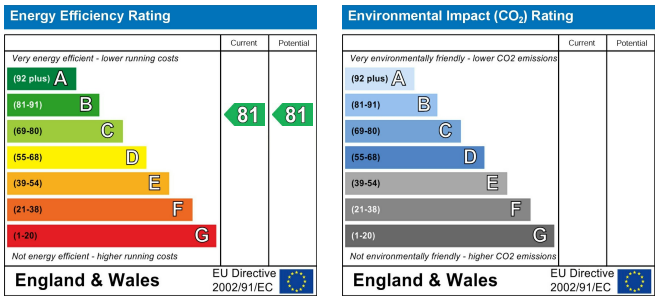
The apartment comprises an entrance hall with storage and utility cupboards housing the washing machine. The kitchen, living/dining and bedroom areas are open-plan, and there is a balcony overlooking the beautifully landscaped communal courtyard. The property benefits from a large, fitted wardrobe and integrated appliances.

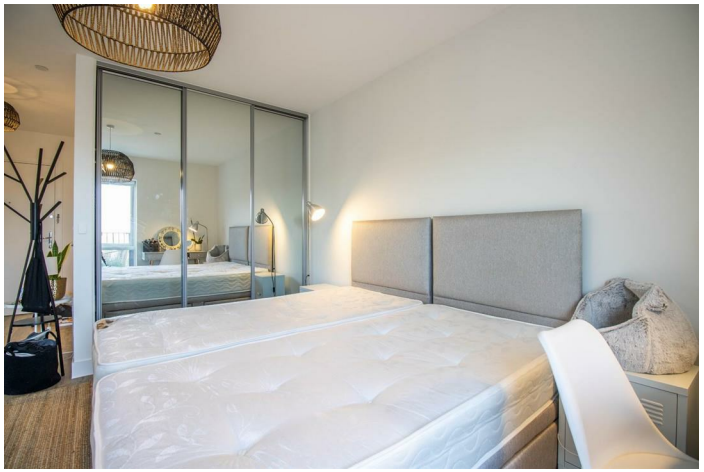
This property will be managed by RAH.

EPC Rating: B
Council Tax Band: B
Deposit: £1550
Holding Deposit: £310



Energy Performance Graph







Parking
One unallocated parking spaces on first come first serve basis and secure cycle storage for 2 cycles.

White Goods
Washing machine, Dishwasher, Oven/micorwave, Fridge Freezer

Utilities, Bills & Payments
All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Electricity, Water, Broadband, Television and TV Licence.

Supply
Electricity Supply: Mains
Water Supply: Mains
Heating Supply: Mains – HIU
Sewerage Supply: Mains

Broadband
Fibre to premises/Ultrafast (FTTP) AND OR Fibre to cabinet/Superfast (FTTC) please refer to Ofcom to check for supply coverage and speeds.

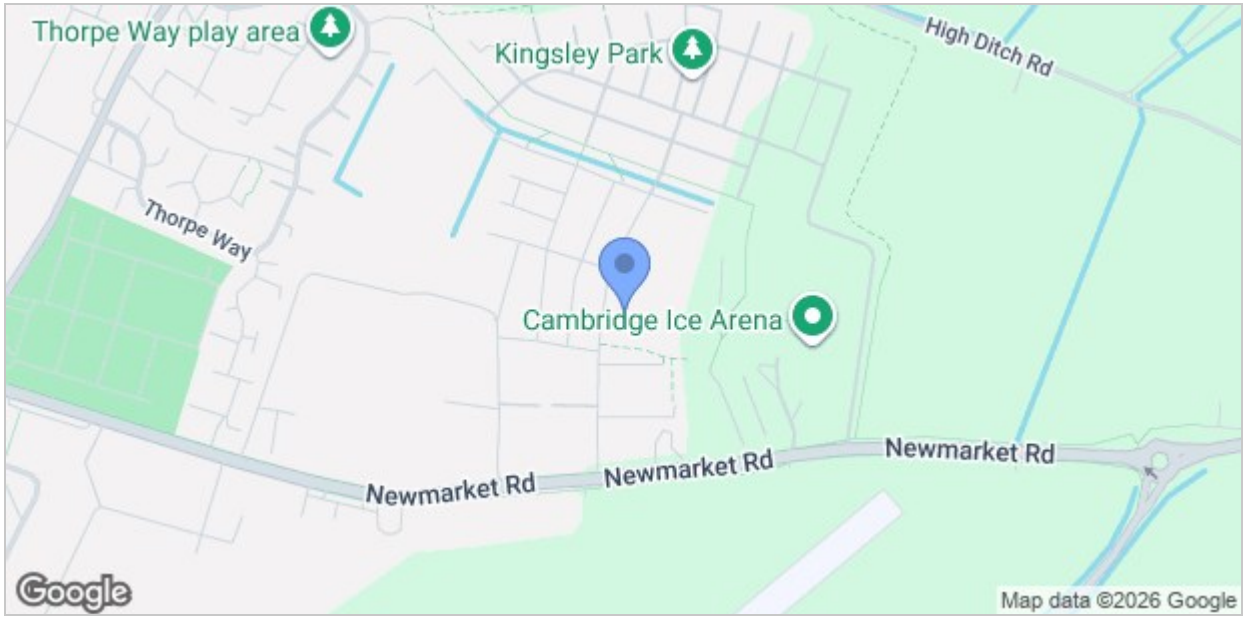
Mobile Phone Coverage
Mobile provider EE, Three, O2 and Vodafone are likely to have good/limited coverage for voice and data. Please refer to Ofcom for guidance on mobile availability in the area.

Furnished

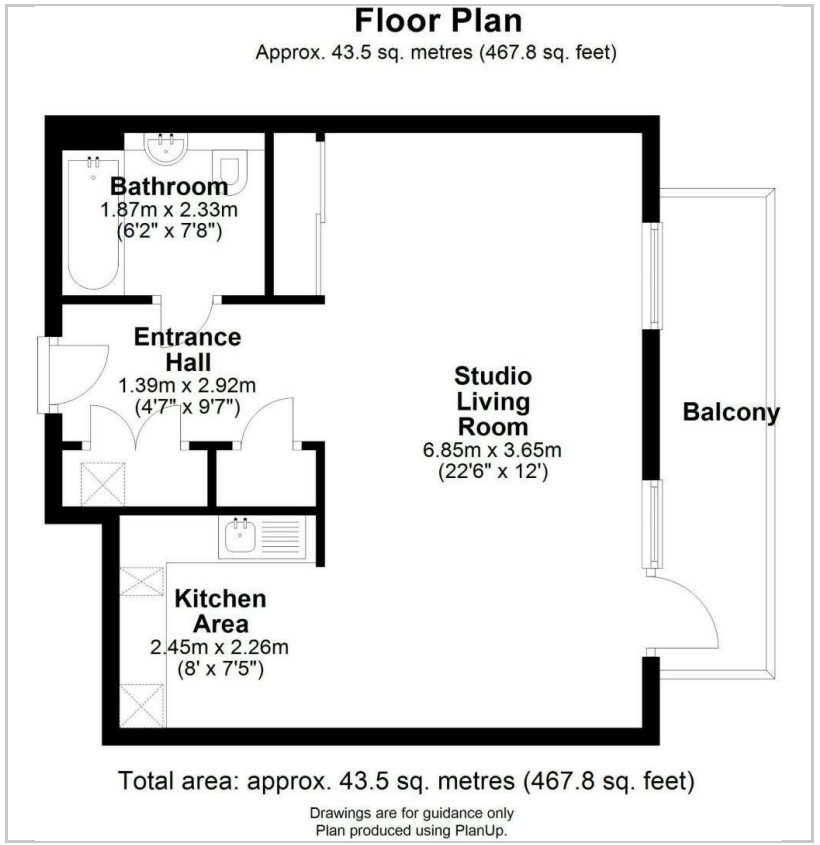
Council Tax Band: B

Available: 7th December 2026

Area Map



Floor Plans



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