



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



168 Marleigh Avenue, Cambridge, CB5 8BG
£1,350 PCM



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- New Development
- Underground Parking
- Communal Gardens
- Appliances Included
- Easy access to Cambridge City Centre
- Bike Storage
- Fully Furnished
- Community Scheme Heating

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.

Off-street parking is available, as well as bike storage for two bikes. There is further on-street parking within the development.

This property will be managed by RAH.

EPC Rating: B

Council Tax Band: B

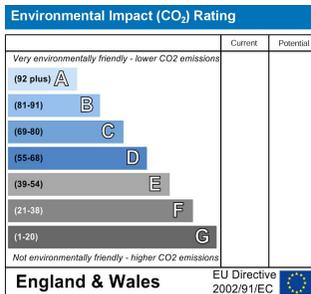
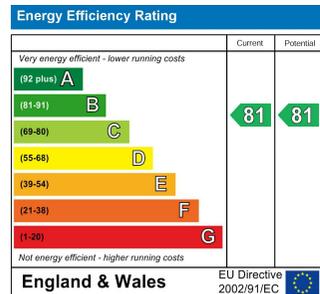
Deposit: £1670

Holding Deposit: £330

Minimum tenancy length 6 months



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, Fridge Freezer

Utilities, Bills & Payments

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

Supply

Electricity Supply: Mains

Water Supply: Mains

Heating Supply: Communal Heating Supply

Sewerage Supply: Mains

Broadband

Fibre to premises/Ultrafast (FTTP) broadband is available at the property, 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 coverage for voice and data. Please refer to Ofcom for guidance on mobile availability in the area.

Planning Permission

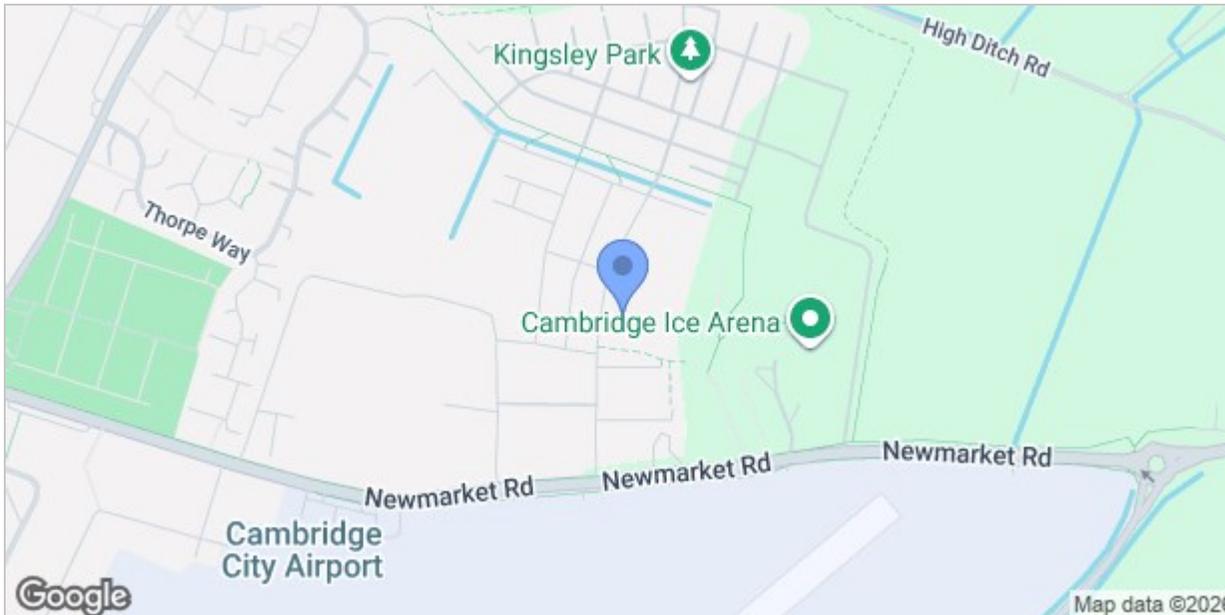
There is ongoing construction for the Marleigh development

Furnished

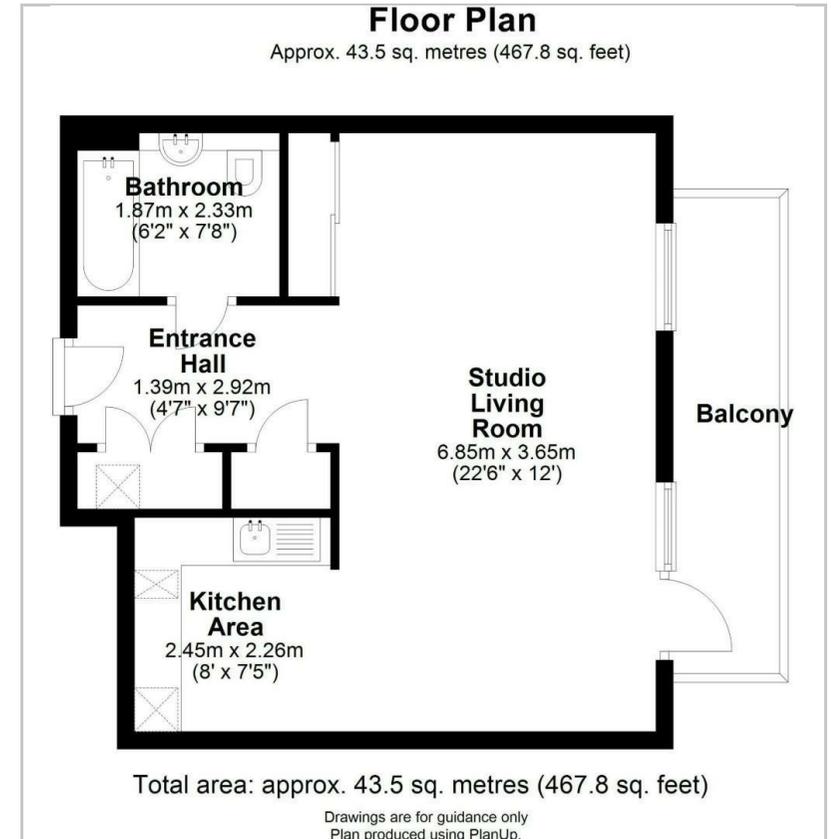
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Available: 23rd December 2025

Area Map



Floor Plans



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