



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://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 third floor studio apartment situated within the popular and well-served newly built Marleigh Development, with easy access to Cambridge City Centre.

The apartment is offered fully furnished and comprises 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 on the development. This property will be managed by RAH.

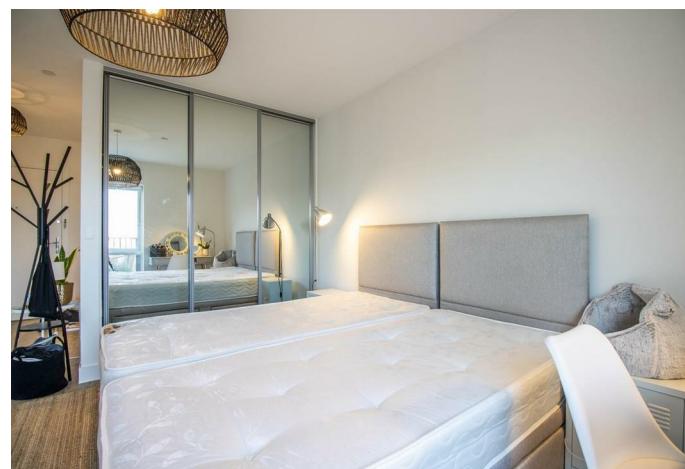
EPC rating: B

Council Tax band: B

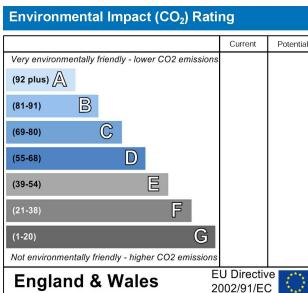
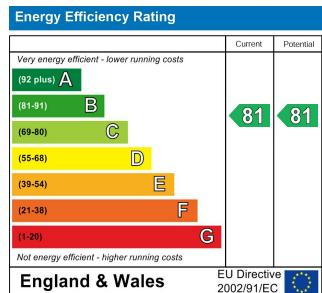
Minimum tenancy length 6 months.

Deposit £1670

Holding deposit £330



### 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.

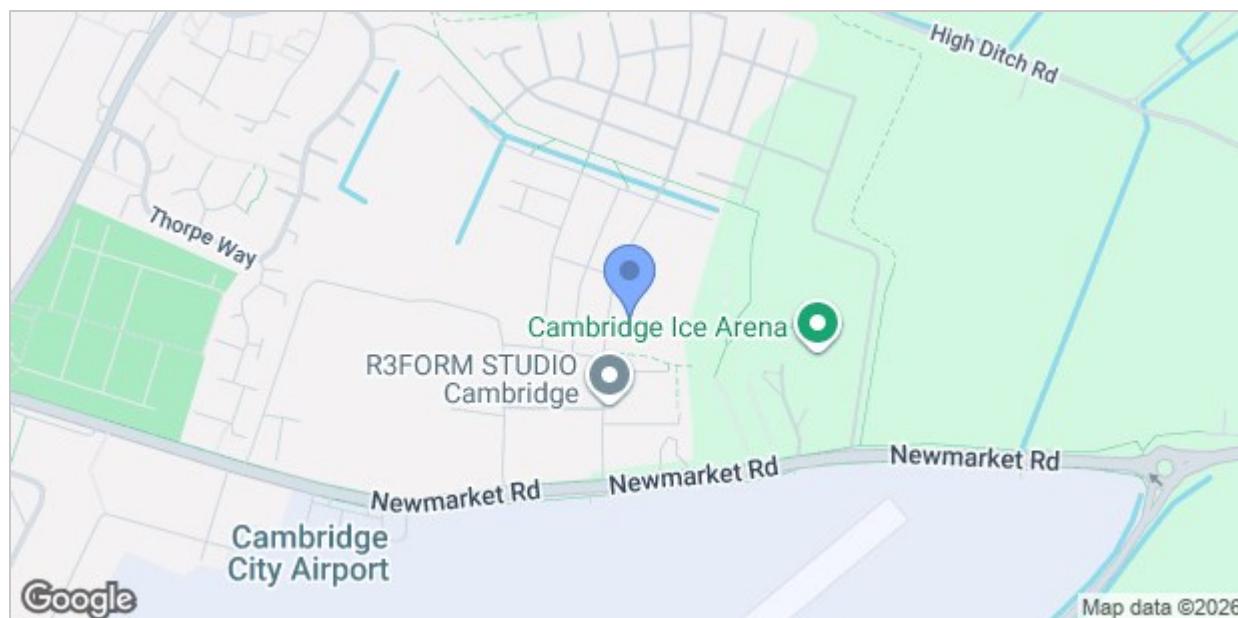
#### Mobile Phone Coverage

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

#### Area Map



Furnished

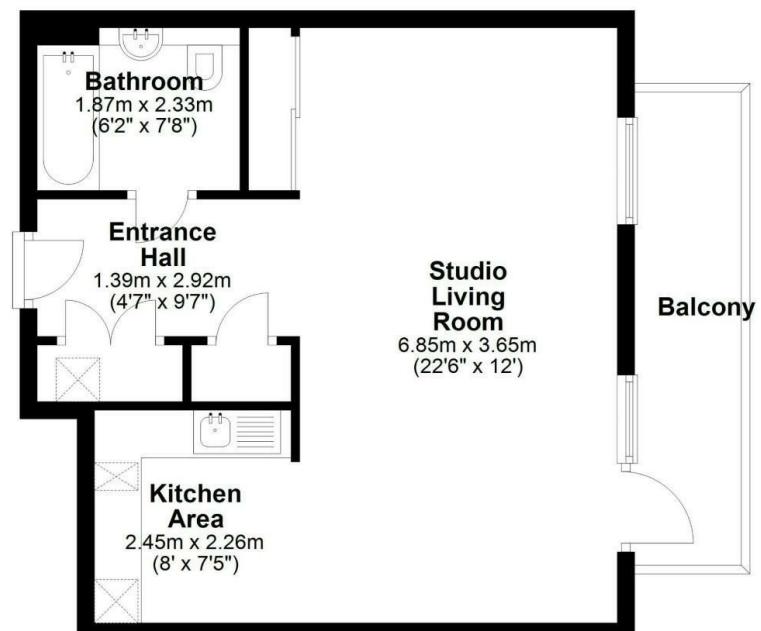
Council Tax Band: B

Available: 23rd December 2025

#### Floor Plans

#### Floor Plan

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 43.5 sq. metres (467.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.