



Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this generous two bedroom mid-terraced property on the new Marleigh development just off Newmarket Road, Cambridge, CB5. Built in partnership by the Hill Group and Marshall Group, this cleverly thought out residential area includes a number of open green spaces, a community centre, an academy primary school (Marleigh Academy Primary) which also has a 52 space nursery (opened in September 2022) and supermarket in Jubilee Square. Within the Marleigh development, there is a real sense of community spirit with a number of events planned throughout the year. With regards to location, the Marleigh development offers an excellent location in close proximity to major Cambridge amenities including Cambridge North train station (1.3 miles away), Cambridge Business Park (1.5 miles away), the Grafton shopping Centre (1.9 miles away), Cambridge train station (2.1 miles away) and Addenbrookes Hospital (4.6 miles away).

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this fantastic terraced property in the newly built Marleigh development just off Newmarket Road, Cambridge, CB5. The property offers bright and spacious accommodation with all of the modern amenities you would expect from a high specification, newly built property including an electric car charging point.

Upon approaching the property, you are welcomed by a light brick facade with anthracite grey windows. To the left of the property there is a covered walkway leading to the rear garden, the electric car charging point is also located here. There is space for bin storage within this covered walkway and immediately outside the front of the property, there is one allocated parking space that belongs to the property. Once inside, there is a downstairs cloakroom on your left hand side which has a W.C. and hand basin with a window overlooking the front of the property. Opposite the cloakroom there is a storage cupboard which includes the fuse box. Further into the property, the rest of the ground floor is one large space which incorporates living, dining and kitchen accommodation creating the perfect environment for open plan living and entertaining. Throughout the ground floor, the walls are painted in a crisp white colour with light grey wooden style LVT flooring. The kitchen is set-up in a U-shape with dark blue wall and base units and a light coloured Quartz worktop. Within the kitchen there is an AEG oven with microwave grill above, induction hob with cooker hood above, one and a half stainless steel in-built sinks, integrated dishwasher, fridge / freezer and Zanussi washer dryer. The rest of the ground floor is a generous and flexible space to create the perfect living and dining areas with room to create a work from home office area if required. The space is flooded with light thanks to the dual aspect windows with a large window overlooking the front of the property and window and French doors overlooking the rear of the property.

On the first floor, there are two generous double bedrooms with an en-suite to the master and the family bathroom. The first room you

come to at the top of the stairs is bedroom one. An extremely generous double which overlooks the front of the property, bedroom one has built-in wardrobes with double sliding glass doors whilst the en-suite has a walk-in shower cubicle with glass doors and dual shower heads, low level W.C., stainless steel heated towel rail and counter top hand basin with open shelving below. Above the W.C. and hand basin there is a large mirror which bounces light around the room and a further shelf for storage as required. Next to bedroom one is bedroom two. Another generous double which also overlooks the front of the property, bedroom two is plenty large enough for a double bed and additional furniture as required. At the end of the landing is the bathroom which has a bath with overhead shower, low level W.C., stainless steel heated towel rail, counter top hand basin with open shelving below and a large mirror above. Next to the bathroom there is a generous storage cupboard which is where the combi-boiler is housed.

To the rear of the property, there is a private rear garden laid to lawn with a paved patio area perfect for an outdoor dining table and a wooden shed. There is also a gate leading to the side access of the property.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available on an initial 12 month agreement on a furnished or unfurnished basis.

Deposit £2,423.

Non smokers only please.

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

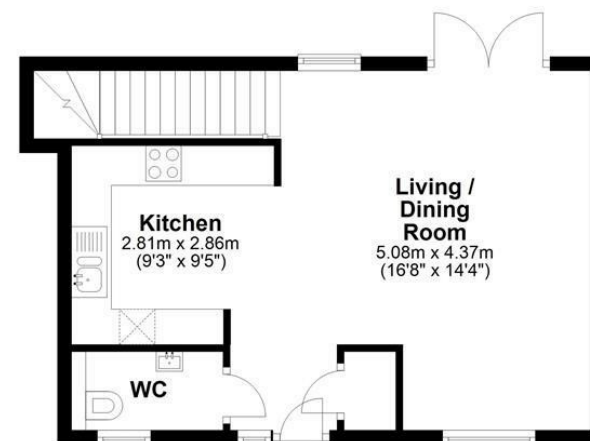
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

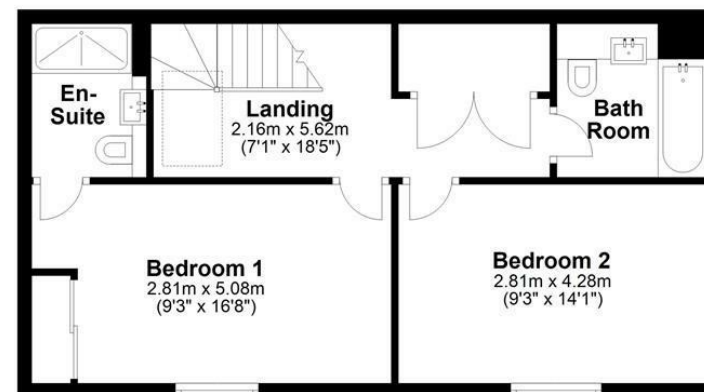




Ground Floor
Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

