



39 Marlowe House, Kingsley Walk, Cambridge, CB5 8NY
Guide Price £550,000 Freehold



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01223 323130

A VERY STYLISH THIRD-FLOOR APARTMENT WITH A SOUTH-FACING BALCONY AND UNDERCROFT PARKING, PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT AND AVAILABLE WITH THE ADVANTAGE OF NO ONWARD CHAIN.

- Exclusive development with a strong community feel
- Undercroft parking and secure bike storage
- South-facing balcony
- No onward chain
- On-site gym and concierge service
- Lift to all floors
- Quiet, near central city location

This smart and very bright apartment is presented to an impeccable standard and has been very well cared for by its current owners. The property is available with no chain and forms part of this impressive landmark development by Berkeley Homes. The development itself has an on-site gym, a lift to all floors, an efficient and friendly concierge, as well as beautifully maintained communal areas.

The accommodation comprises a light and airy living / dining room with a door opening onto a private south-facing balcony. The kitchen has been fitted with a modern range of base and wall mounted units; there are various integrated appliances, all of which are included within the sale.

There are two double bedrooms, the master bedroom is particularly spacious, has a built-in sliding wardrobe and an en suite shower room. The main bathroom has been fitted with a stylish suite, includes built-in storage and a mirror wall cabinet.

The property benefits from underfloor heating and double glazing throughout. The development itself is very well cared for. The property comes with undercroft parking, secure bike storage and use of an on-site gym, coupled with a concierge service.

There is a Cambridge Riverside Residents' Association which hosts various events throughout the year including garden parties, Boules / Pétanque matches, and fireworks displays.

Location

Marlowe House is located at the Maids Causeway end of Newmarket Road with easy access by foot or bicycle to the city centre, Grafton Centre and Midsummer Common. Cambridge offers extensive schooling and transport facilities including a mainline railway station with links to London Liverpool Street and King's Cross. The development itself is situated adjacent to Midsummer Common and offers easy access to the river.

Tenure

Leasehold

Lease is 999 years with 989 years remaining.

The block service charge is £3153.26 per annum. This is reviewed annually and adjusted according to related costs.

Ground rent is £450 per annum. This is reviewed every 25 years and is increased in line with the Retail Price Index at each review.

The first review will be 1 January 2037.

Agent's Note

We understand from our vendors that the building has an EWS1 certificate with a B1 rating.

There is a car park charge of £343.78 per annum

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

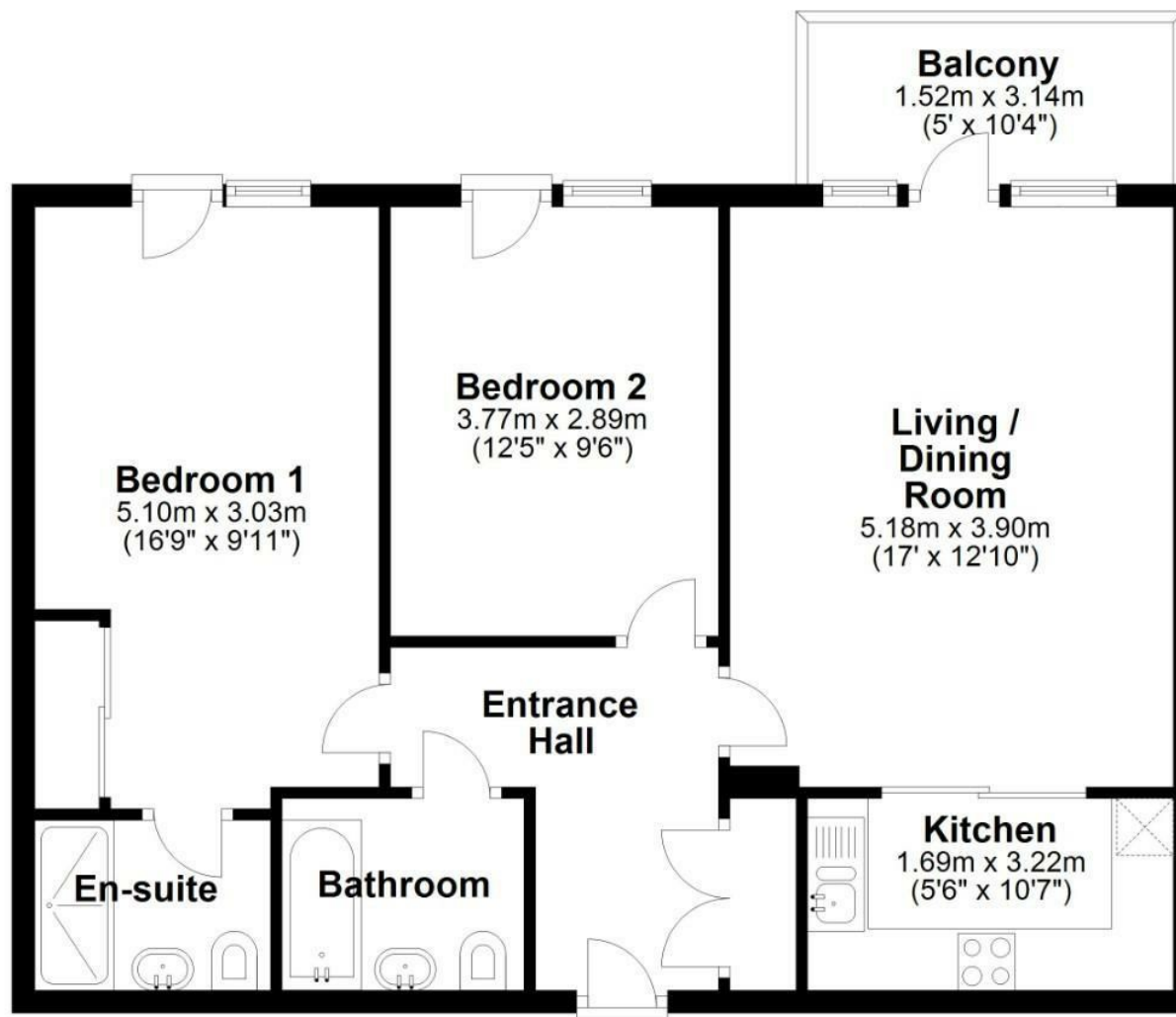
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Floor Plan

Approx. 69.3 sq. metres (746.0 sq. feet)



Total area: approx. 69.3 sq. metres (746.0 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		
(81-91) B	85	86
(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		

