



Flat 6, Marque House, 143 Hills Road, Cambridge, CB2 8RA
Guide Price £435,000 Leasehold



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A CENTRAL, 2-BEDROOM MODERN APARTMENT BENEFITTING FROM SECURE ALLOCATED PARKING AND IMPRESSIVE VIEWS OF THE CITY SKYLINE. MOMENTS FROM EXCELLENT FACILITIES AND WITHIN EASY REACH OF CAMBRIDGE STATION.

- 882 sqft / 82 sqm
- 2 beds, large reception space, 1 bathroom
- Secure allocated parking space
- Gas-fired heating to radiators and underfloor
- No onward chain
- Exclusive and modern apartment built in 2014
- Terrace off living/dining space
- Far reaching views of the city skyline
- Centrally located and close to Cambridge Station
- High specification

This spacious apartment is found within the exclusive 'Block A' only holding 15 apartments where access is card-restricted only to those residents. The property occupies a privileged position towards the top of the Marque building.

The property has been built to a higher than average specification offering a superior modern finish, space, a high degree of natural light and far-reaching views of the city from all principal rooms.

Excellent in-house facilities include a 24-hour concierge service and a fully equipped gym. The property benefits from secure allocated parking and a terrace area off the living/dining area.

The accommodation is found in excellent decorative order and comprises an entrance hall with a built-in storage cupboard, a luxurious bathroom suite, two double bedrooms and a large, dual-aspect open plan reception room with a well-equipped and fully integrated contemporary kitchen, which includes a wine fridge. This main living area also benefits from two in-ceiling audio speakers.

The property offers different living opportunities and would make a sound investment purchase or an ideal lock up and leave. The historic centre and Cambridge Station are within walking distance.

Location

Marque House is ideally placed for Cambridge Station, Addenbrooke's Hospital and the Biomedical Campus. Coleridge Recreation ground is just 0.8 miles away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure - a multi-screen cinema and bowling alley complex - is home to a number of well-known restaurants, a gymnasium, and The Junction, a popular live music / comedy venue. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets. A Co-op and a Jiamart can also be found a short walk from the property. The area is also within easy reach of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. Further sports facilities can be found at Hills Road Sports and Tennis Centre, again a very short walk from the property.

Schooling is available nearby at the well regarded Morley Memorial Primary School. Other state and independent schools are also to be found on the south side of the city together with Long Road and Hills Road Sixth Form colleges.

Tenure

Leasehold

999 years lease from 1st January 2013. 986 years remaining.

Service charge - £5,392.98 per annum (2025 charge). This is reviewed annually and adjusted according to associated costs.

Ground rent - £450 per annum (£400 for the apartment, £50 for the parking space.. This is reviewed every 25 years and doubles at each review.

Management Company – Encore Estate Management Ltd.

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

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

Viewing

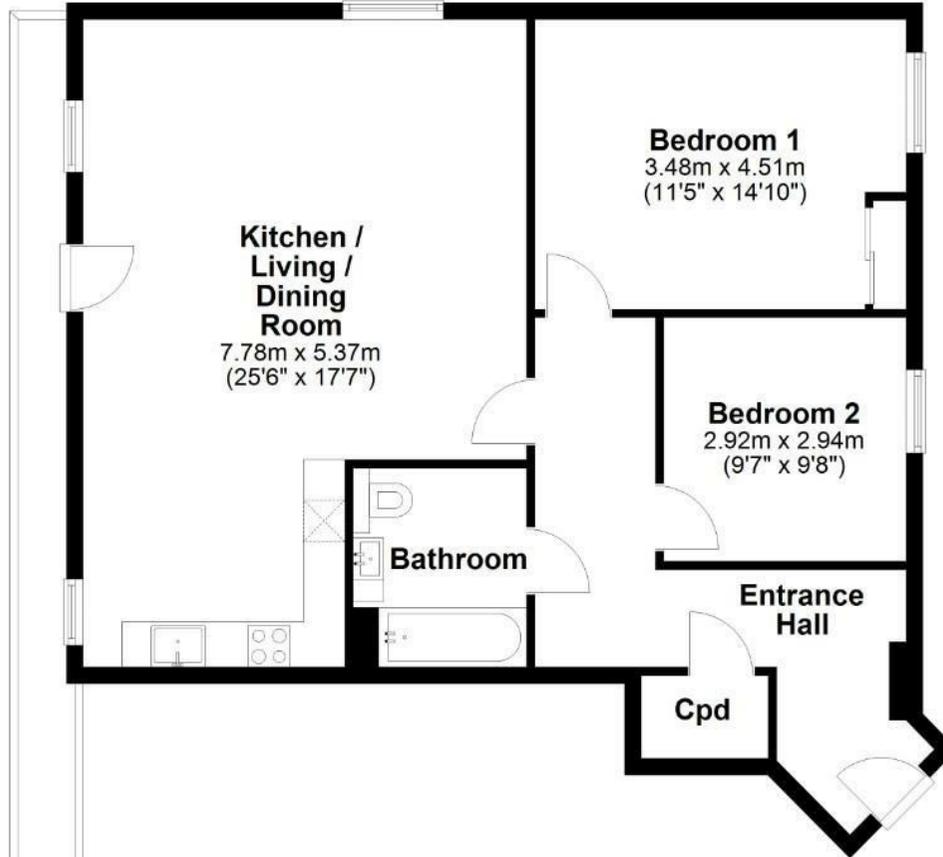
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Floor Plan

Approx. 82.0 sq. metres (882.8 sq. feet)



**Kitchen /
Living /
Dining
Room**
7.78m x 5.37m
(25'6" x 17'7")

Bedroom 1
3.48m x 4.51m
(11'5" x 14'10")

Bedroom 2
2.92m x 2.94m
(9'7" x 9'8")

Bathroom

**Entrance
Hall**

Cpd

Total area: approx. 82.0 sq. metres (882.8 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		
(69-80) C	80	80
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

