



MARQUE HOUSE
Hills Road, Cambridge

Carter Jonas

MARQUE HOUSE, HILLS ROAD, CAMBRIDGE, CB2 8RA

- City Centre - approx. 1 mile
- Mainline Railway Station - approx. 0.5 miles
- Addenbrookes Hospital/Biomedical Campus - approx 1 mile

Modern two-bedroom apartment • Open-plan living with balcony • Concierge service & residents' gym • Secure allocated undercroft parking • Convenient for city centre & station • Excellent access to leisure facilities • Mainline rail links to London • EPC rating B

DESCRIPTION

The accommodation is arranged around a central entrance hall, which provides access to all principal rooms and includes useful built-in storage. The heart of the apartment is the generous open-plan kitchen, living and dining space, offering clearly defined areas for cooking, dining and relaxation, with doors opening out onto the balcony. There are two bedrooms positioned off the hallway, the principal bedroom being a comfortable double with built-in storage, and a second bedroom suitable for use as a guest room, home office or study. A well-proportioned bathroom completes the internal accommodation.

OUTSIDE

Marque House was completed in 2014 and is a distinctive landmark building within the city.

The building is well maintained and the apartment is finished to a good standard throughout. Residents have access to a range of communal amenities, which include a residents' only gym, landscaped communal gardens and an allocated secure undercroft parking space.

A CONTEMPORARY TWO-BEDROOM APARTMENT WITHIN A MODERN DEVELOPMENT, OFFERING THE BENEFIT OF A CONCIERGE SERVICE, RESIDENTS' GYM AND SECURE UNDERCROFT PARKING.



LOCATION

Marque House is situated in a well-established and vibrant area of the city, within walking distance of a variety of leisure facilities. These include a sports centre on Hills Road offering indoor and outdoor sports facilities, and the nearby Cambridge Leisure complex, which provides a selection of cafes, bars, a hotel, supermarket, bowling alley and cinema.

A range of state and independent schools are also located nearby, along with sixth form colleges at Hills Road and Long Road.

Cambridge mainline railway station provides regular services to London, including King's Cross and Liverpool Street, with journey times varying depending on service. Road links are also convenient, with the M11 (junction 11) offering access towards Stansted Airport and the M25.

ADDITIONAL INFORMATION

Tenure: Leasehold, with 986 years remaining

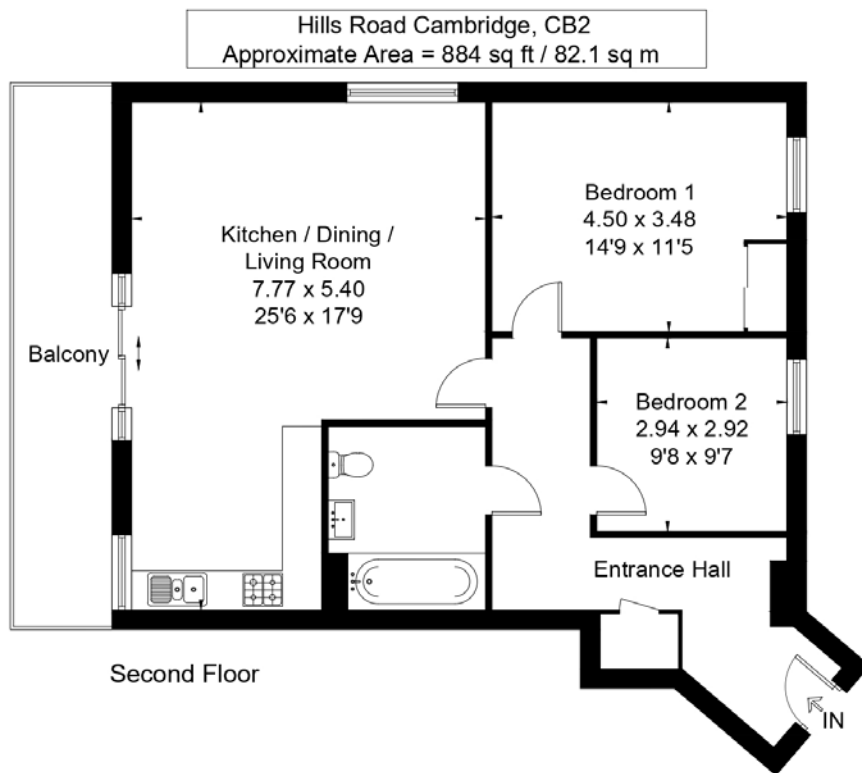
Ground Rent: Approx. £400 per annum

Service Charge: Approx. £4,600 per annum to include insurance and window cleaning

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101808



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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