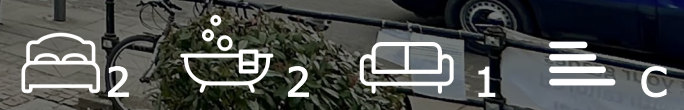


Marque House 143 Hills Road
Cambridge, CB2 8RA

Guide price £525,000



Marque House 143 Hills Road

Cambridge, CB2 8RA

- 2nd floor apartment
- No onward chain
- Concierge & gym
- Undercroft parking & bike store

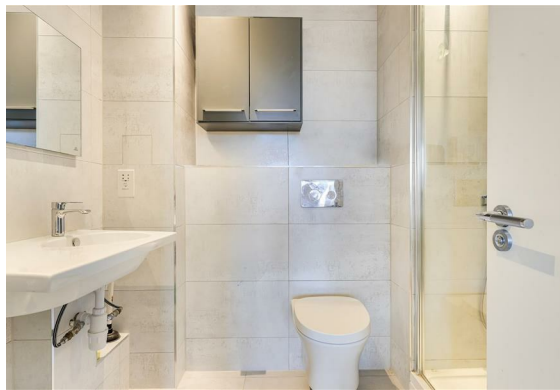
A bright 2nd floor apartment of 1010 sqft / 93 sqm with parking & a secure bicycle store, enjoying a most convenient prime city location & available with no onward chain.

The property briefly comprises an entrance hall with space for coats & footwear, coupled with 2 useful storage cupboards. The open-plan kitchen/dining/living room benefits from the afternoon sun, has a modern range of fitted units & various integrated appliances, all of which are included within the sale.

There are 2 double bedrooms & a bathroom. The principal bedroom is particularly spacious & includes an en suite shower room, complemented by inset spotlights & a heated towel rail.

Outside, the property has an allocated undercroft parking space & a secure bicycle store. There are well-tended communal gardens, a fully equipped gym, concierge & a communal entrance with stairs & lift to the property.

Marque House lies in a vibrant area of the city within easy reach of a number of amenities including a sports centre on Hills Road, providing indoor & outdoor tennis





courts. Cambridge Leisure, a complex to the north of Cherry Hinton Rd has a range of bars, eateries, supermarkets, ten-pin bowling, a hotel & a multi-plex cinema.

There are also a number of excellent state & independent schools nearby, together with sixth form colleges in Hills Road & Long Road. Addenbrooke's Hospital/Biomedical Campus is situated about a mile east of the Marquee.

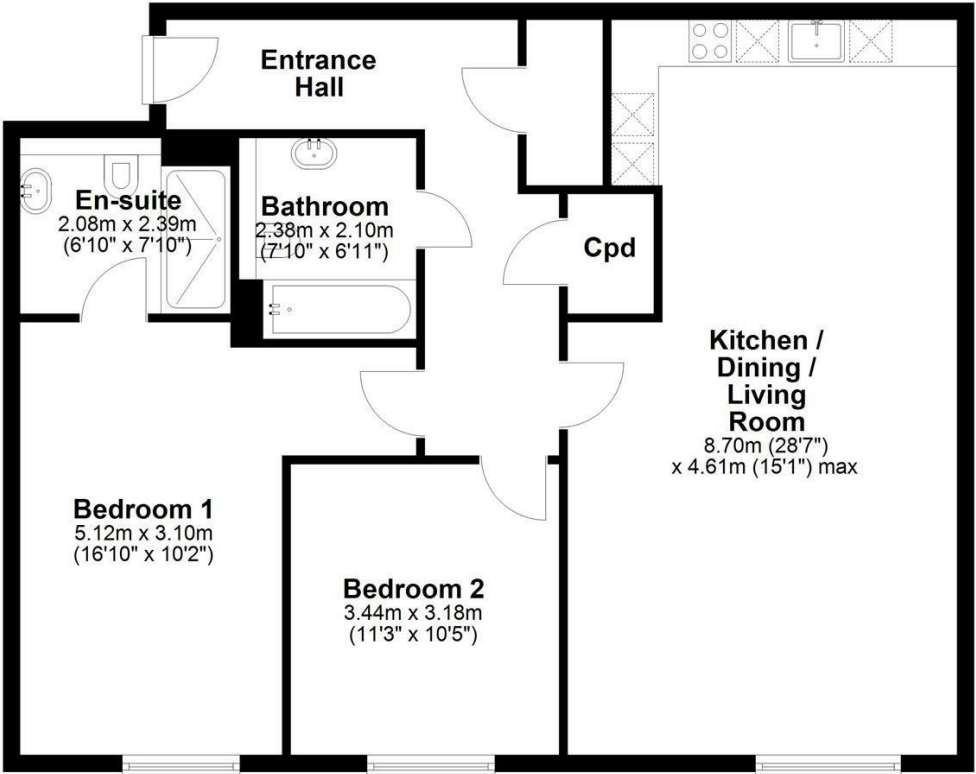
London commuters are well served with a mainline railway station within half a mile providing services to King's Cross & Liverpool Street in about 52 & 67 minutes respectively.

The Leasehold has around 986 years remaining, ground rent is £450 per annum with a service charge of £6,000. Encore are the managing agents.

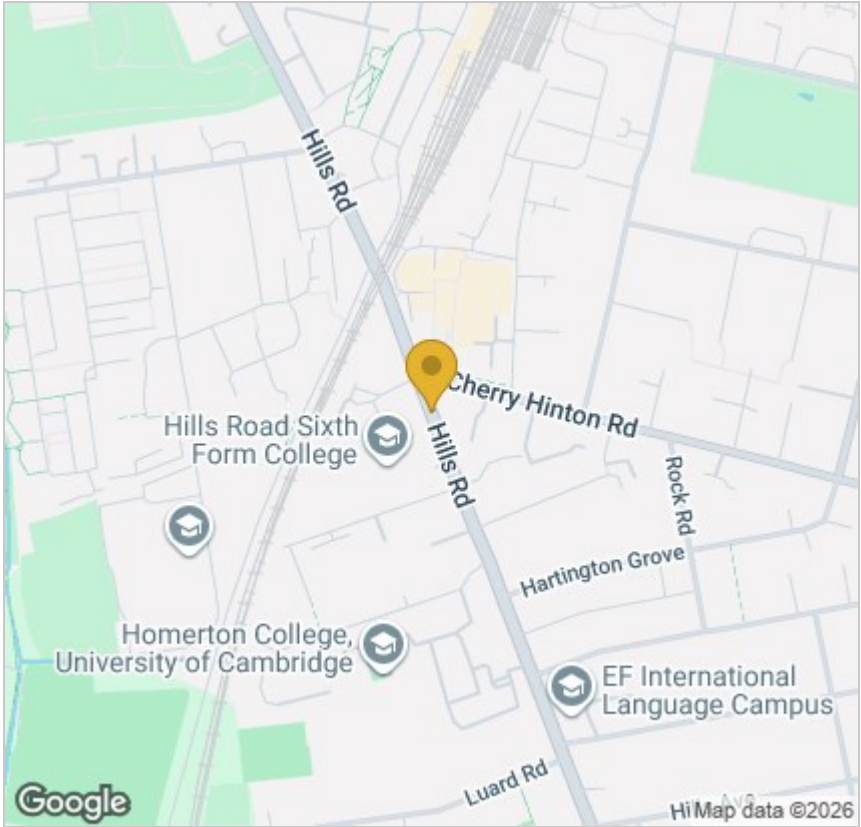


Floor Plan

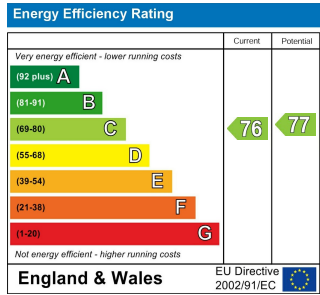
Approx. 93.8 sq. metres (1010.1 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com