



Marque House 143 Hills Road  
Cambridge, CB2 8RA

Guide price £525,000

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

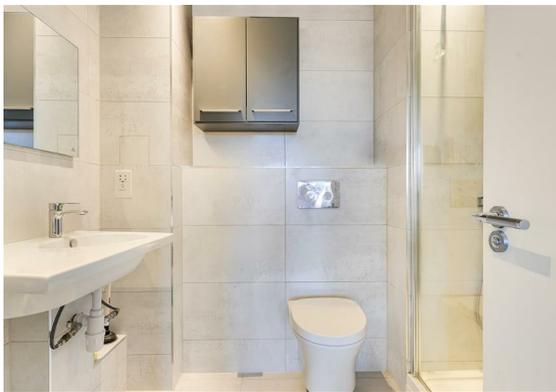
A bright 2nd floor apartment of 1010 sqft / 93 sqm with parking & a secure bicycle store, enjoying a most convenient prime city location & available with no onward chain.

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.

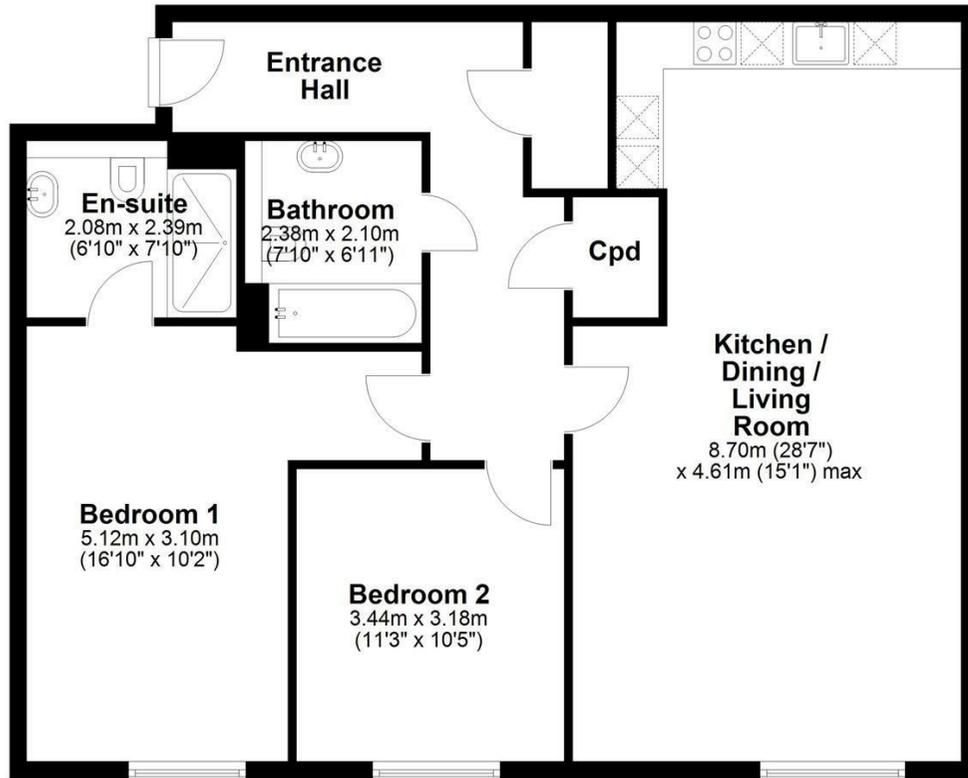
London commuters are well served with a mainline railway station within half a mile providing services to King's Cross & Liverpool Street in about 52 & 67 minutes respectively.

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.

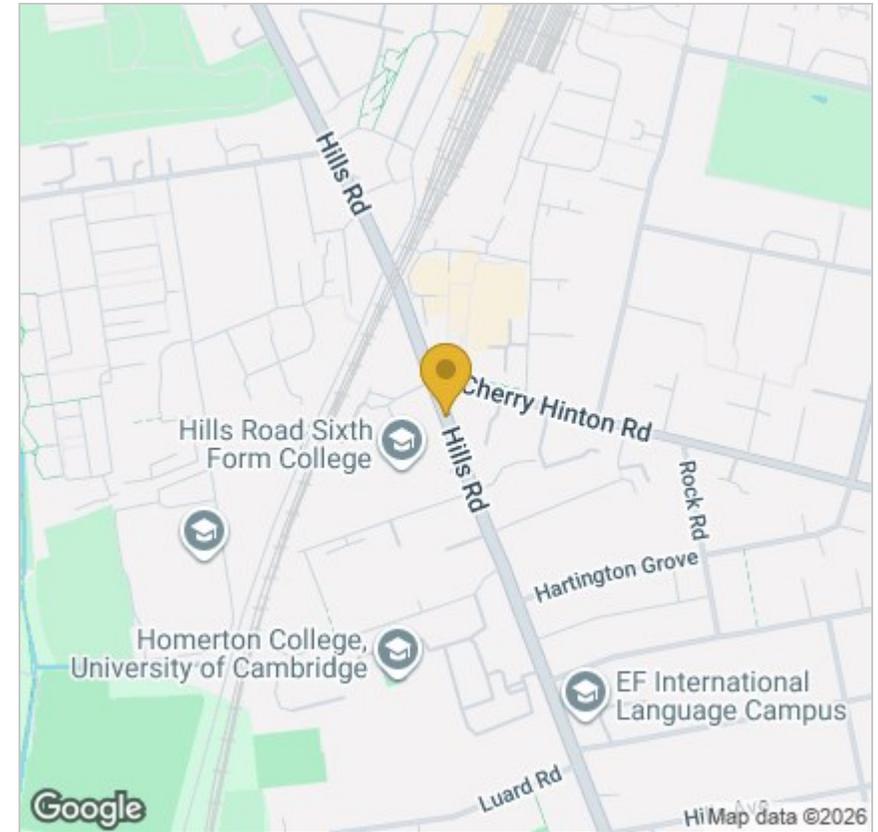


## Floor Plan

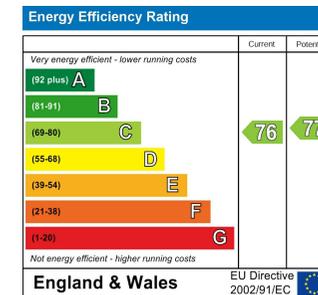
Approx. 93.8 sq. metres (1010.1 sq. feet)



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



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: E

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