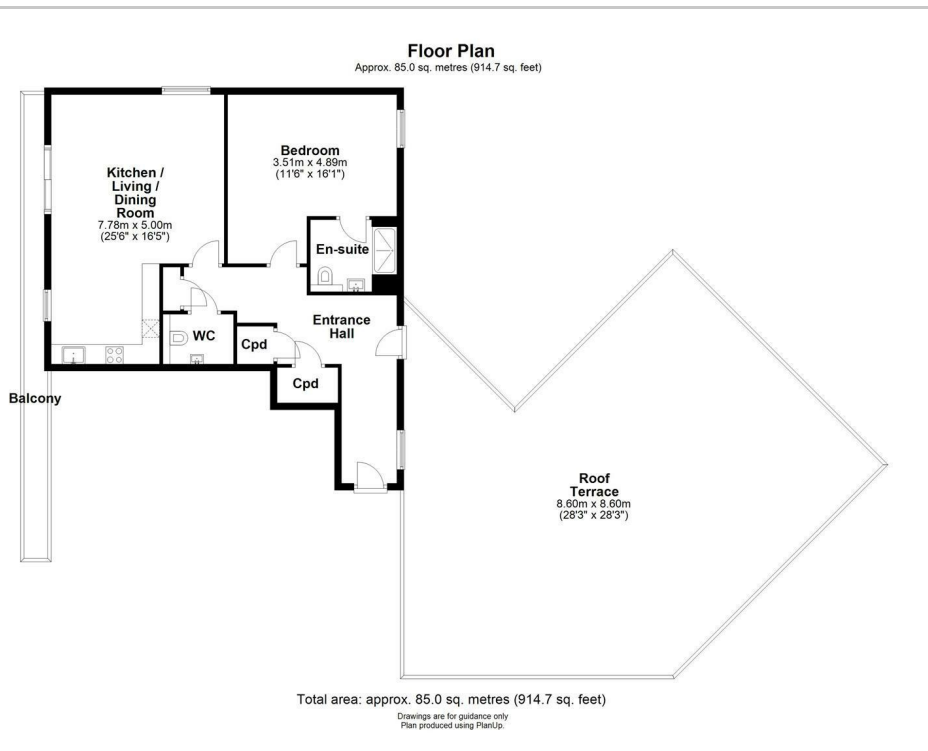




Flat 3, Marque House, Cambridge, CB2 8RA
£2,100 Per month



Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation

- Large private roof terrace
- Superb location
- Parking
- Concierge and gym

A stylish sixth-floor apartment with parking and a wonderful south-facing roof terrace giving spectacular views. Marque House is one of the most sought-after developments in the City, with benefits such as 7 days a week Concierge services, resident's only gym and private landscaped communal gardens, making it both convenient and exclusive.

This one-bedroom apartment extends to 914 sq. ft and has windows and views on three sides. The accommodation includes a hallway with three storage/cloaks cupboards and a door to the terrace. Amtico-style flooring extends from the hall into the main living room, which features a dual aspect and includes doors to a balcony. The kitchen area is well-equipped and has base and eye-level cupboards, quartz worktops, and integrated appliances, including an oven, hob, extractor, microwave, fridge, freezer, dishwasher, and washing machine. There is a cloakroom and WC off the hall.

The bedroom is a really good size and has an en-suite shower room with Porcelenosa finishes and a large walk-in shower.

The private roof terrace is fabulous and faces south. It provides fantastic views and is one of only three terraces in the block. The property also benefits from an allocated parking space in the underground car park.

Council tax: D EPC: B



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