



Third floor, two bed apartment

Flat 51, Marque House, 143 Hills Road, Cambridge CB2 8RA

Leasehold: 999 years from 2013





Spacious apartment with large open plan living accommodation • Balcony with distant views • Allocated undercroft parking • Concierge service • No onward chain

Local information

- Conveniently situated for Cambridge railway station which has services to London from around 48 minutes.

- Excellent everyday shopping facilities in immediate vicinity including Co-Op, Tesco and Sainsbury's mini supermarkets.

- 'Cambridge Leisure', comprising a range of popular restaurants, multi-screen cinema & bowling complex along with 'The Junction' music venue is opposite.

- Good schools and Sixth Form Colleges close at hand including The Perse, Perse Pelican, St Faiths, The Leys and Hills Road Sixth Form College.

- Comprehensive shopping facilities and recreational/cultural amenities available in Cambridge city centre.

About this property

51 The Marque is a well presented and spacious third floor apartment extending to 1,011 sq ft and situated within 'C' block, accessed via a communal entrance with concierge. The property has an impressive open plan sitting room and balcony to the south eastern aspect overlooking the lawned communal gardens and has distant views towards Gog Magog hills.

The sitting area 'extends' into the kitchen/breakfast room which is comprehensively fitted with high gloss white and buff brown cabinetry, long white work surface and integrated fridge freezer, washer-drier, induction hob, oven, microwave oven and dishwasher, there is also ample space for a 6 seater dining table and chairs.

There are two double bedrooms, both having tall wide south east facing windows, the master bedroom in particular is superbly proportioned and has a fully tiled en suite shower room comprising



an oversized walk-in shower. The main bathroom is also fully tiled and both have under floor heating. There is a useful spacious store room just off the landing which can be unusual for apartments. The property which has a communal gas fired central heating system, along with underfloor heating in the bathrooms is well presented and can be seen in greater detail on the attached floorplan.

The property also has an allocated parking space (#82) within the gated under croft. Residents also

have their own gymnasium within the scheme which is open 24 hours per day.

Service charge: Currently £3,169 per annum.
Ground rent: Currently £450 per annum.

Tenure

Leasehold: 999 years from 2013

Local Authority

Cambridge City Council: Band D

Viewing

Strictly by appointment with

Savills

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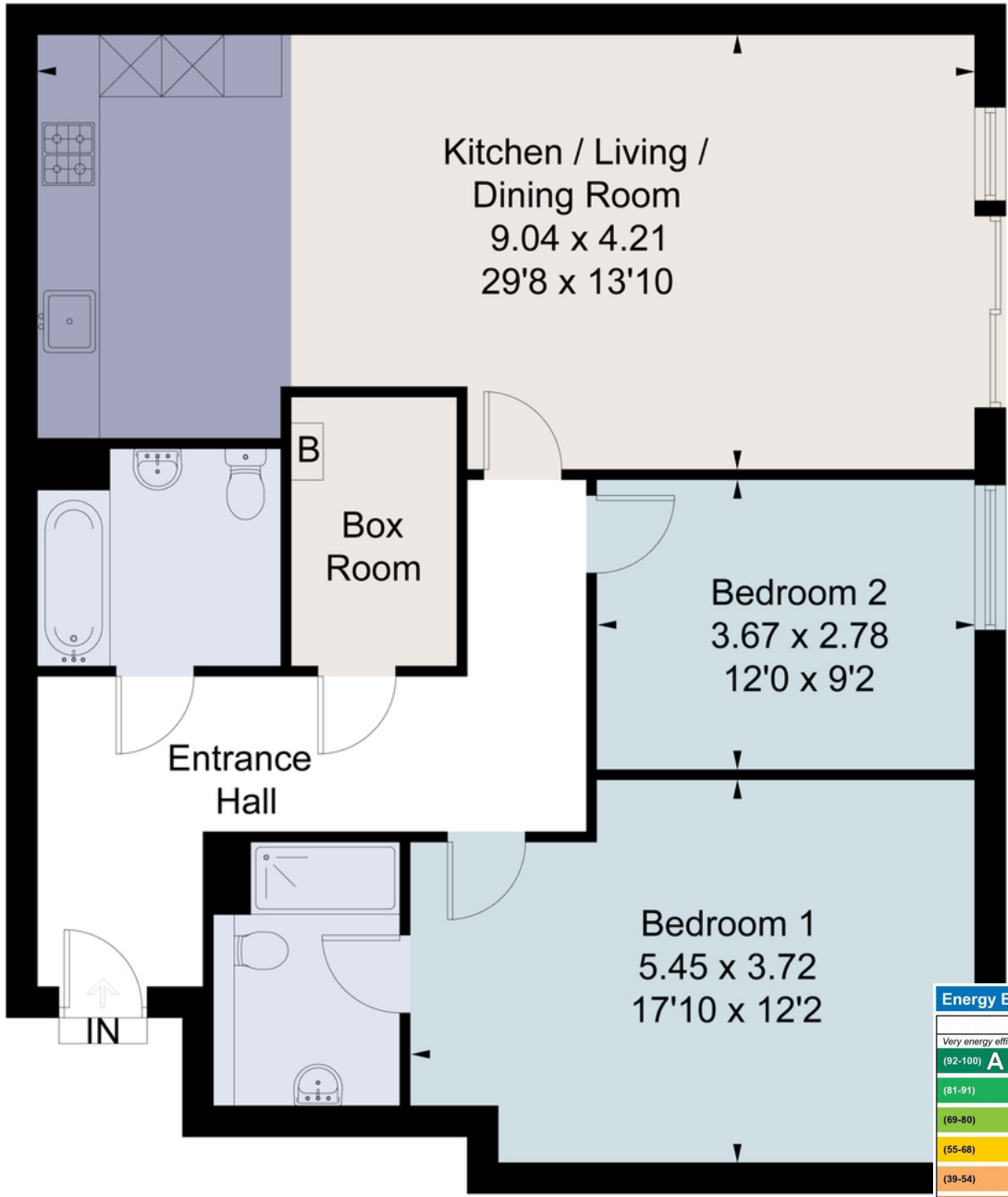
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Approximate Floor Area = 94.0 sq m / 1011 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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