



Stunning "Penthouse" enjoying views over river Cam

43 Marlowe House, Cambridge, CB5 8NY

Leasehold



Top floor apartment with no onward chain • Panoramic, distant views • Immaculate accommodation throughout with high specification fixtures • 1000+ sq ft paved outside space • Secure gated undercroft parking

Local information

- Cambridge city centre and Grafton Centre shopping mall in immediate vicinity with comprehensive shopping facilities and recreational & cultural amenities.

- Independent and state schools for all age groups with the city including Parkside Community College close by.

- Overlooking Midsummer Common, the largest green open space in the city and the river Cam along with College boathouses.

- Cambridge railway station is within close proximity and offers fast and regular mainline services to London from around 48 minutes.

- Popular location close to fashionable pubs and restaurants along with multi-screen cinema complex within Grafton Centre.

(All distances and times are approximate)

About this property

Cambridge Riverside is a prestigious complex of apartments built by Berkeley Homes which are interspersed with manicured garden squares. The scheme has its own resident's gymnasium and benefits from front-of-house portage.

Number 43 is situated on the top floor and as a result offers excellent privacy and superb uninterrupted views. The

apartment is well proportioned and extends to approximately 1,252 sq ft of accommodation with panoramic views to the west and north over the river Cam. The property, which benefits from a Berkeley Homes "Platinum Specification" finish, has under floor heating throughout along with oak flooring to the hall and reception areas. The spacious open plan sitting room is glazed almost entirely on two sides, and furthermore opens onto a large terrace which measures in excess of 1,000 sq ft.

There is a well fitted kitchen with a long composite white stone breakfast bar and working surfaces with integrated "Siemens" appliances, a full range including two single ovens, a five ring induction hob, coffee machine, combination microwave, two warming drawers and a wine cooler, along with dishwasher and fridge/freezer.

Behind, is a large rear hallway with a deep cloaks/laundry cupboard and access to the three bedrooms and family bathroom. The master bedroom has wall to wall wardrobes and high spec en suite bathroom with separate shower. This bedroom and the second bedroom are both doubles and have sliding glazed doors leading to the wraparound terrace.

The outside space is a particular feature of the property and extends to over 1,000 sq ft of entertaining space. The terrace is largely paved and has been 'divided' by planters to create





informal sitting and dining areas along with raised railway sleeper planters to create a salad and herb garden. To the rear, enclosed by bamboo in planters is a formal dining area which attracts the late afternoon and evening sunshine.

This high tech apartment includes a "whole house control" audio visual system with iPod docking station and digitally compatible TV/FM aerial points.

There is a resident's under-croft gated car park below the block, shared with Keynes and Darwin Houses, there is an allocated parking space 171, along with 'caged' cycle stores.

The property is available with no onward chain and can be seen in greater detail on the attached floor plans.

Lease: 999 years from 1st January 2012.

Service charge: £2,403.78 for 1/2 year period 01.07.2020 - 31.12.2020.

Ground rent: approximately £400 per annum.

Note: Photographs taken June 2018

Tenure
Leasehold

Local Authority
Cambridge City Council: Band F

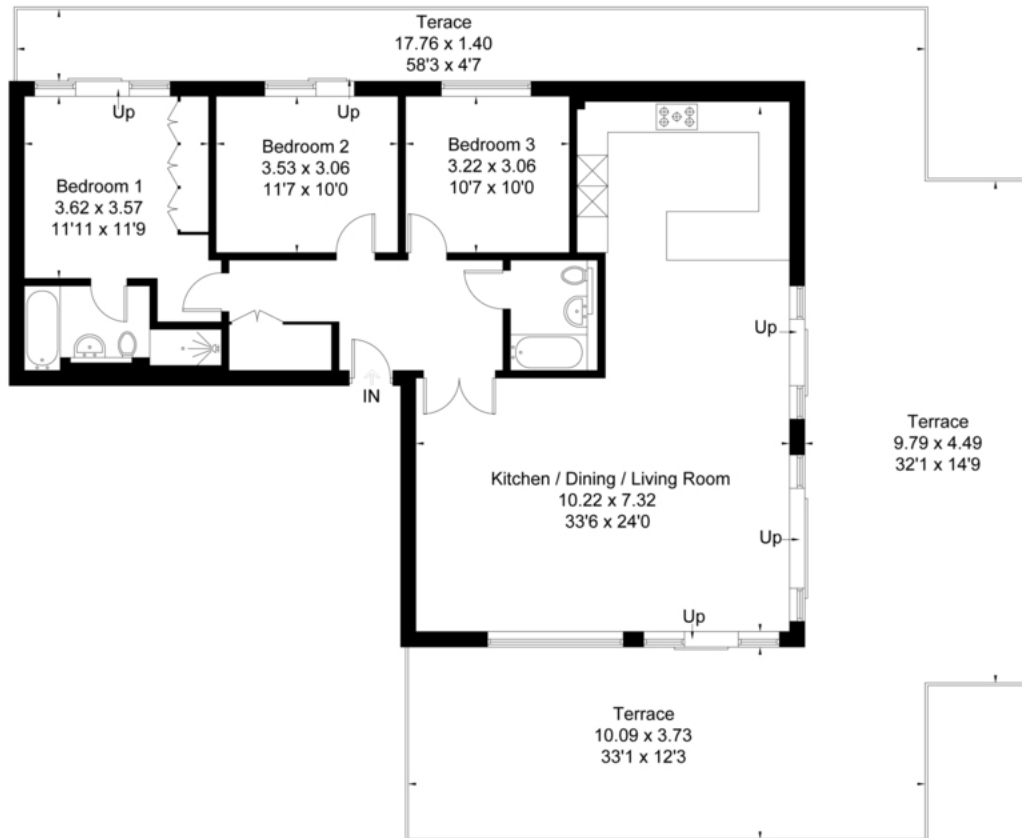
EPC rating = B

Viewing
Strictly by appointment with Savills



43 Marlowe House, Kingsley Walk, Cambridge, CB5 8NY

Gross Internal Area (approx)
 116.3 sq m / 1252 sq ft
 For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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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