



**MARQUE HOUSE**  
143 Hills Road

**Carter Jonas**

## MARQUE HOUSE, 143 HILLS ROAD, CAMBRIDGE, CB2 8RA

- Cambridge City Centre - approx. 1.5 miles
- Addenbrookes Hospital - approx. 1 mile
- Cambridge Railway Station - approx. 0.5 miles

2 Bedrooms • Impressive open-plan living space • Stylish kitchen • En-suite shower room • Bathroom suite • Immaculate communal grounds • Gym facilities • Secure under croft parking • Convenient south city location • EPC rating B

### DESCRIPTION

This stylish ground floor apartment was built approximately 10 years ago and has been finished to a particularly high standard. Forming part of the highly regarded development, Marque House and standing in a prominent city location, the property benefits from its own private entrance to the street as well as access through the communal areas of the development.

The apartment offers spacious accommodation throughout, the private and particularly spacious reception hall leads to an impressive open-plan living space that incorporates the kitchen which has been fitted with Siemens appliances and luxury Porcelanosa handle free kitchen furniture.

There are two double bedrooms, the larger of the two bedrooms benefits from a modern and stylish en-suite shower room with underfloor heating. There is also a separate bathroom which has also been finished in a contemporary style, again with underfloor heating and serves the second double bedroom as well as guests. There is an abundance of built-in storage space within the apartment which is ideal for coats and boots etc.

**A MODERN AND PARTICULARLY STYLISH 2-BEDROOM APARTMENT FORMING PART OF THIS POPULAR SCHEME SITUATED IN THIS CONVENIENT SOUTH CITY POSITION IDEAL FOR DIRECT ACCESS TO THE RAILWAY STATION AND ADDENBROOKES HOSPITAL.**





The property benefits from secure access to gym facilities, secure allocated under croft parking and concierge service at main entrance. The communal gardens are beautifully maintained and provide a useable and pleasant outdoor space for use only by the residents of Marque House.

#### LOCATION

The location is ideal for anyone requiring access to the Railway station that provides direct rail links to London. Addenbrookes Hospital and Cambridge city centre are also just moments away and in addition, there is a range of amenities nearby, including the neighbouring Leisure Park and a range of shops and eateries.

### ADDITIONAL INFORMATION

**Tenure:** Leasehold - 999 year lease from 10th March 2014

**Ground Rent:** Approx £400 for the flat and £50 for the car park space

**Service Charge:** Approx £3,800 per annum

**Services:** All mains services connected

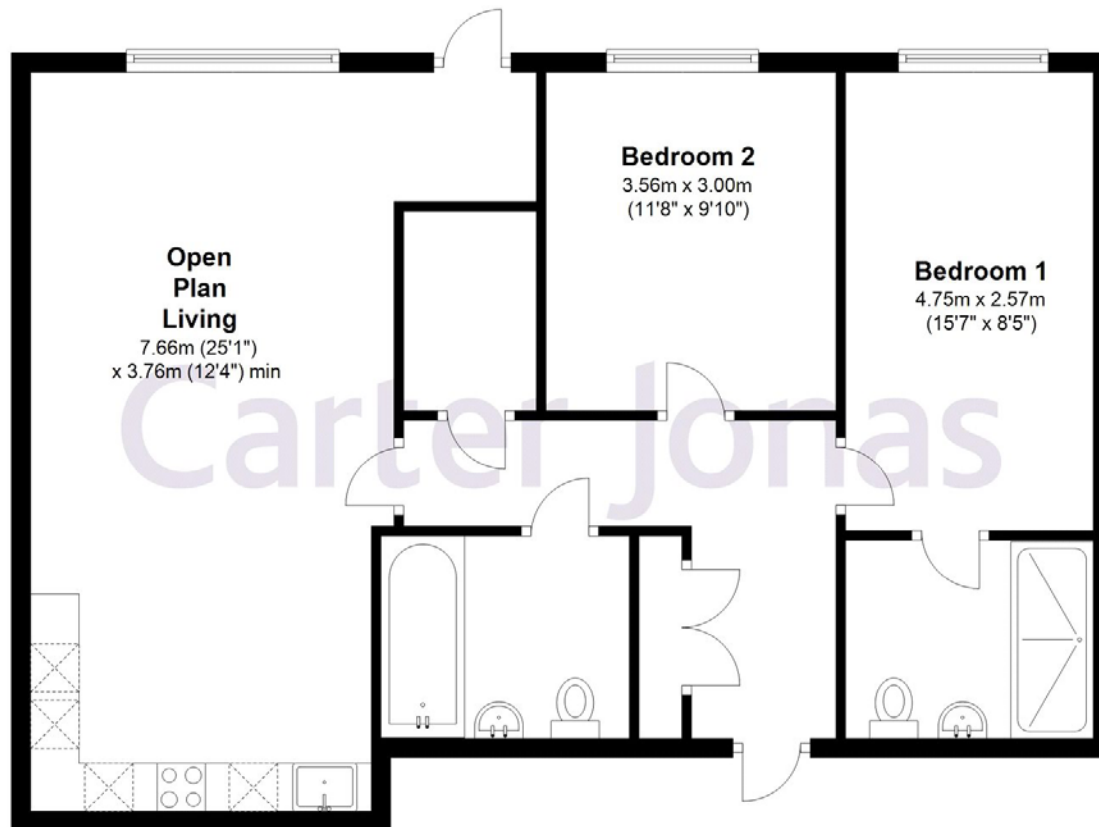
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the selling agents  
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## Ground Floor

Approx. 78.7 sq. metres (847.0 sq. feet)



Total area: approx. 78.7 sq. metres (847.0 sq. feet)



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

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

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