



**MARQUE HOUSE**  
Hills Road, Cambridge

**Carter Jonas**

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

- Cambridge Station - approx 0.7 miles
- Cambridge City Centre - approx 1.2 miles
- Addenbrooke's Hospital - approx 1.2 miles

3 Bedrooms • 2 Bath / shower rooms • Large reception room • Secure parking • EPC rating B

### DESCRIPTION

This spacious modern apartment offers well-proportioned accommodation throughout. The entrance hall provides ample space for greeting guests and the storage of coats and boots. There are also 2 large storage cupboards. The living space is open-plan and incorporates a high specification kitchen and a large sitting / dining space which is ideal for entertaining and day to day living.

There are 3 bedrooms, all of which will comfortably accommodate double beds. The principal suite is particularly spacious and benefits from a generously proportioned en-suite shower room.

### LOCATION

The Marque is a prestigious development which is well positioned on the corner of Hills Road and Cherry Hinton Road. The area is well served with local amenities including nearby leisure park with multi-screen cinema and a range of restaurants and supermarkets.

## IMPRESSIVE 3 BEDROOM MODERN APARTMENT, SITUATED JUST OFF HILLS ROAD WITHIN THE PRESTIGIOUS, GATED MARQUE HOUSE DEVELOPMENT.



## ADDITIONAL INFORMATION

**Tenure:** The property has a 999 year lease from 2014. There is a service charge of approx. £4,000 per annum and a ground rent of £550

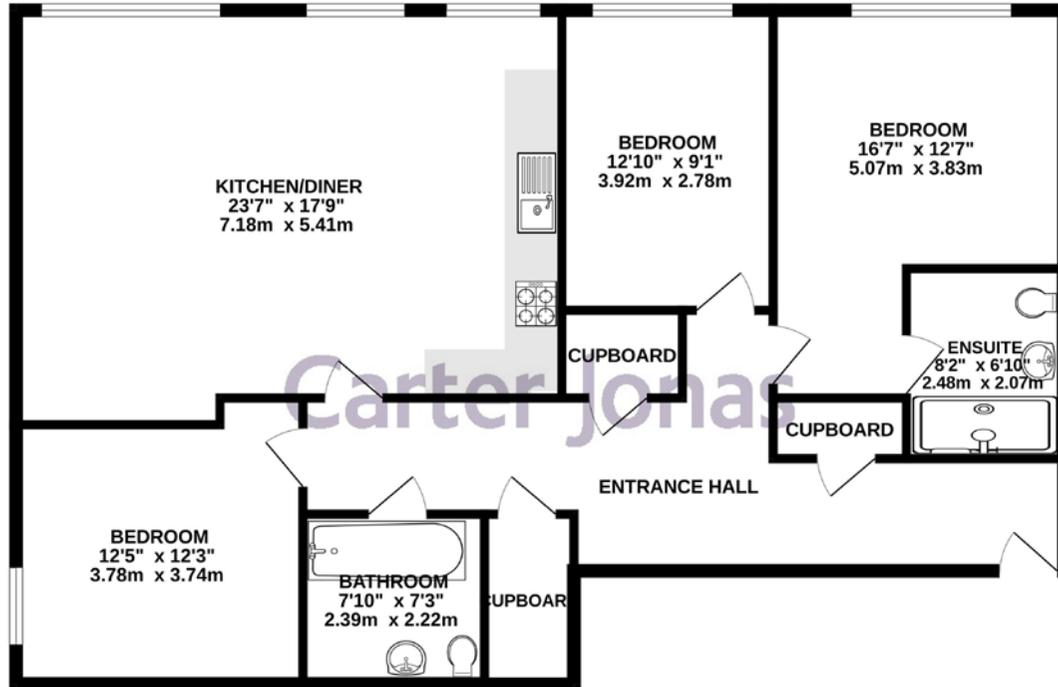
**Services:** Mains water, electricity and drainage

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with Carter Jonas 01223 403330



**GROUND FLOOR**  
1204 sq.ft. (111.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Cambridge South 01223 403330**

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**IMPORTANT INFORMATION**

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