

Hills Road, Cambridge, CB2 8RA

CHEFFINS

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CB2 8RA

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£1,975 PCM

- Available from 10/08/2026
- Unfurnished
- EPC: B
- Council Tax Band: D
- Communal Gas Central Heating
- 2 Balconies & Communal Gardens
- Allocated Parking
- Concierge & Residents Gymnasium



An immaculately presented third-floor apartment offering light-filled, versatile accommodation within a prestigious and highly sought-after development. Ideally located for easy access to Addenbrooke's Hospital, Cambridge railway station, and the historic city centre, the property further benefits from an allocated parking space in a secure underground car park, use of a residents' gym, and well-maintained communal gardens. Unfurnished. Available from 10/08/2026. EPC: B and Council Tax Band: D.









LOCATION

Located in one of Cambridge's most vibrant and connected neighbourhoods, Marque House offers a perfect blend of city living and convenience. Just moments from the train station, you can enjoy swift journeys to London while also being within easy reach of the historic city centre, boutique shops, cafés, and restaurants. The nearby green spaces, including the Botanic Gardens, provide a peaceful escape, while Addenbrooke's Hospital and the Biomedical Campus are just a short distance away. Whether you're commuting, socialising, or simply enjoying the charm of Cambridge, this location puts everything within easy reach.

ENTRANCE HALL
wood effect flooring, radiator, inset LED downlighters, storage cupboard housing water pump for central boiler, double glazed windows overlooking central courtyard and doors leading into respective rooms.

OPEN PLAN LIVING ROOM/KITCHEN

KITCHEN AREA
fitted with base and wall units, Corian work surfaces with inset stainless steel sink with hot and cold mixer tap, integrated 4 ring Siemens electric hob with concealed extractor above, integrated Siemens oven and microwave adjacent to the integrated and concealed fridge/freezer, washing machine, slimline dishwasher, inset LED downlighters, wood effect Karndean flooring, double glazed sliding door leading out onto balcony, adjacent base mounted storage unit with wine rack on one corner. The kitchen/dining area then open out to:

LIVING AREA
with radiators, wall mounted entry telecom system, MVHR set into ceiling, LED downlighters, set of double glazed sliding doors leading out onto second balcony.

BEDROOM 1
with radiator, NVHR system set in ceiling, double glazed windows overlooking central courtyard, leading onto side balcony.

BEDROOM 2
with radiator, NVHR inset into ceiling, almost full height set of double glazed windows overlooking central courtyard.

FAMILY BATHROOM
comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, additional attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, wall mounted cupboard, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

OUTSIDE
The balcony to the front aspect comprises wood effect composite decking with metal railings and glass balustrades enclosing provides views over Hills Road, partly covered. The other balcony faces to the side aspect and comprises set of wood effect composite decking with metal railings and glass balustrades.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

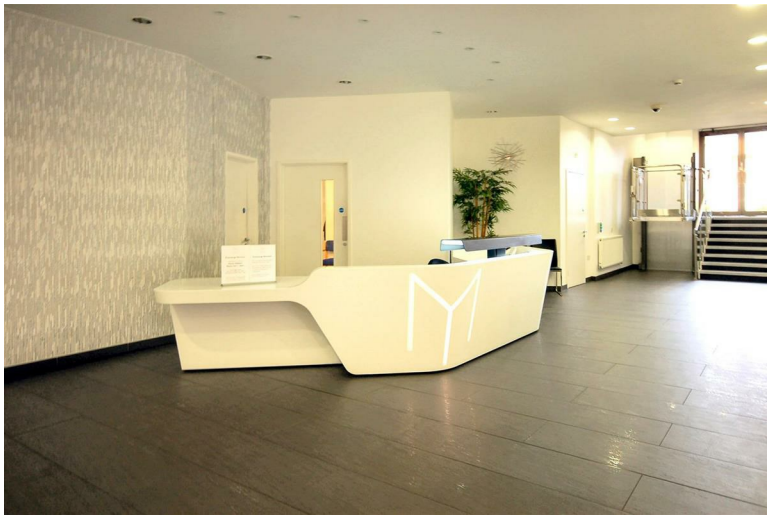
Holding Deposit - £455.00
Deposit - £2278.00





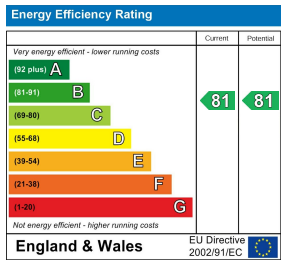




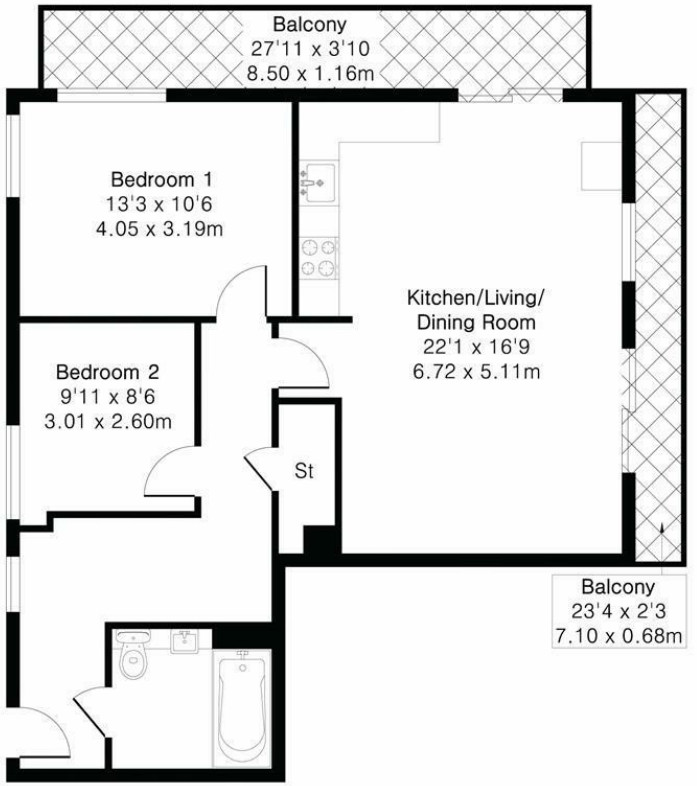








Approximate Gross Internal Area 777 sq ft - 72 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

RICS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.