



Marlborough Court, Cambridge, CB3 9BQ

CHEFFINS

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This well appointed fourth floor apartment is set in the prestigious Pinehurst development in the beautiful grounds of a prime city location just off Grange Road in the sought-after Newnham district. The property provides versatile and well proportioned accommodation and has the benefit of views over the communal gardens, with garage and off-street parking. The property is approximately 0.9 miles from Cambridge City Centre, 1.8 miles from Cambridge Train Station and 3 miles from Addenbrookes Hospital.

3 1 2

Guide Price £525,000





WOODEN PANELLED ENTRANCE DOOR

leading into:

HALLWAY

recess with fitted shelving with lighting, low level cupboard, entry telephone with intercom, airing cupboard with storage shelves and hot water cylinder.

LIVING ROOM/DINING AREA

with coved ceiling and wall lights, secondary glazed windows to front and side both overlooking communal gardens, double panelled radiator, fitted shelves with cupboards under, sliding door to:

KITCHEN

with ceiling light, secondary glazed window with views over the side of the communal gardens, low level and high level fitted cabinets, pull-out breakfast bar, sink with drainer and hot and cold mixer tap, electric hob with extractor fan, Neff oven, fridge/freezer, dishwasher.

BEDROOM 1

with ceiling light, radiator, secondary glazed window to front.

BEDROOM 2

with ceiling light, picture rail, fitted wardrobe with sliding door, radiator, secondary glazed window to front.

BEDROOM 3

with ceiling light, fitted desk, radiator, secondary glazed window to front.

UTILITY/CLOAKROOM

with part-tiled walls, sink and draining board to side with hot and cold mixer tap, Bosch washing machine, low level and high level cupboards, built in cupboard for storage and housing electric meter, low level WC.

BATHROOM

comprising shower with adjustable shower rose and sliding glass doors, half-fitted hand wash basin with hot and cold taps, low level WC with dual flush, fitted low level and high level cabinets, fitted mirror with lighting, heated towel rail, tiled floor and part tiled walls.

OUTSIDE

The fourth floor property is approached via a secure, spacious communal entrance hallway with intercom system and lift facilities as well as stairs. The property benefits from the use of an additional private store on the fourth floor landing. There is private communal parking for residents and the property has a single garage situated within the garage block. There are also electric charging parking spaces.

The communal grounds extend to approximately eight acres, with well stocked gardens and varied with numerous mature trees, providing a peaceful parkland setting.

AGENTS NOTE

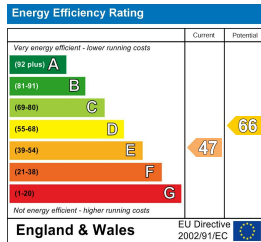
Tenure - Leasehold - Share of Freehold

Length of Lease - 933 Years Remaining

Annual Ground Rent - £0

Annual Service Charge - £4,242 - This charge includes all central heating, water, building insurance, full time caretaker, grounds and building maintenance and window cleaning.





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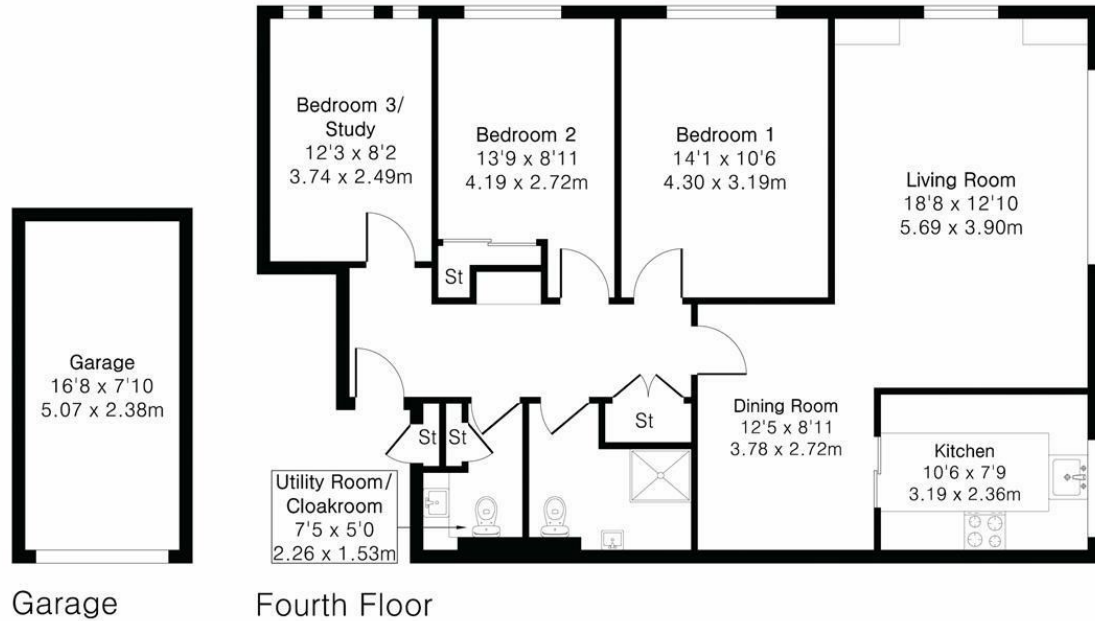
Council Tax Band - F

Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1017 sq ft - 95 sq m
(Excluding Garage)**

Fourth Floor Area 1023 sq ft - 95 sq m

Garage Area 130 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



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