



**Marque House, Hills Road, Cambridge, CB2 8RA**

**CHEFFINS**

## Hills Road

Cambridge,  
CB2 8RA

An immaculately presented second-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.

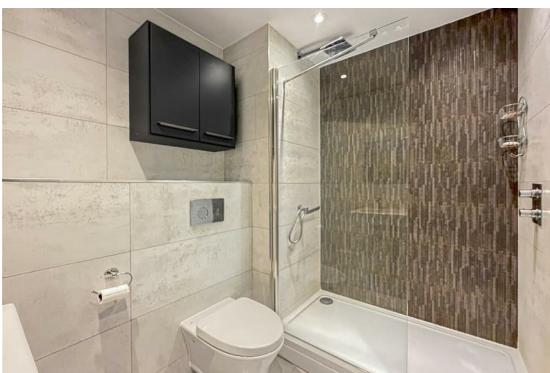
### LOCATION

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.

2 2 1

**Guide Price £500,000**



**ENTRANCE DOOR**

with peephole back into communal entrance hall, leading into:

**ENTRANCE HALL**

wood effect flooring, radiator, inset LED downlighters, storage cupboard housing water pump for central boiler and MVHR, as well as another deep storage cupboard and doors leading into respective rooms.

**OPEN PLAN LIVING AREA****KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers, work surface with inset stainless steel sink with hot and cold mixer tap, integrated 4 ring Siemens induction hob with concealed extractor cooker hood 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 and MVHR set into ceiling. The kitchen area then opens out to:

**LIVING/DINING AREA**

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

**PRINCIPAL BEDROOM SUITE**

with radiator, MVHR system set in ceiling, double glazed windows overlooking central garden, door leading through to:

**EN-SUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle, with wall mounted shower head, 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.

**BEDROOM 2**

with radiator, MVHR inset into ceiling, almost full height set of double glazed windows overlooking central garden.

**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.

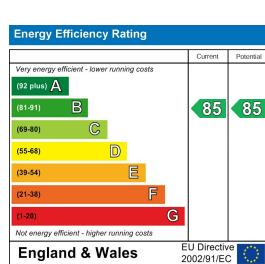
**OUTSIDE**

The balcony to the rear aspect comprises wood effect composite decking with metal railings enclosing provides views over the central garden.

The Marque development is entered off Hills Road via a secure door. This in turn leads through to the large communal hallway where the concierge can be found and adjacent to this is the door leading through to the gym. There is undercroft parking available where this property enjoys ownership of one space.

**AGENTS NOTES**

Tenure - Leasehold  
Length of Lease - 987 Years Remaining  
Annual Ground Rent - £400  
Annual Service Charge - £2,556  
Service Charge Review Period - N/A



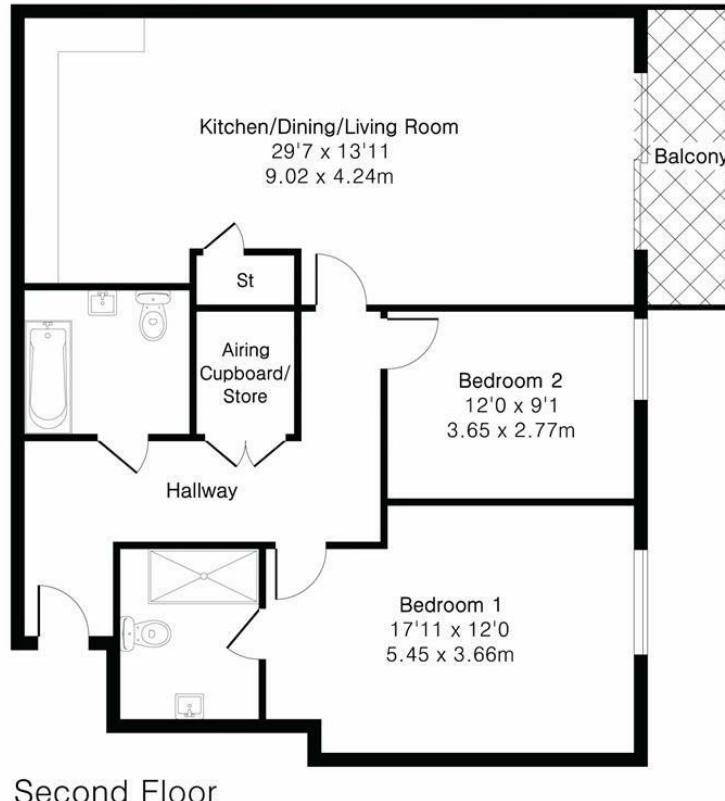
Guide Price £500,000

Tenure - Leasehold

Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1025 sq ft - 95 sq m



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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](http://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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