

01223 841842 | bidwells.co.uk



Flat 37, Marque House, 143 Hills Road, Cambridge, CB2 8RA

**Rent: £1,650 pcm**  
**Unfurnished**

**An outstanding 2 bedroom, 2 bathroom apartment, ideally placed on the first floor of this striking new building, conveniently located for access to the city centre, Addenbrookes Hospital and Biomedical Campus and major commuter routes.**

Available: 10<sup>th</sup> June

Regret No Students, Sharers, Smokers or Pets

## Location

The Marque is a striking building that bridges past and future. It is an iconic new addition to an old city; a building that is daring in design yet informed by its surroundings. As Cambridge tallest residential building, The Marque offers outstanding 360 degree views of the city and the stunning landscape beyond.

Located just minutes from Cambridge historic city centre, with excellent transport links and amenities, The Marque is perfectly placed for stylish modern living in this dynamic city.

## Description

37 Marque house occupies a prime position on the first floor of this outstanding building, offering stunning views over the landscaped gardens.

### Particular Features of Note:

- **Kitchen with a range of luxury handle free contemporary unit, integrated Siemens fan assisted electric oven and ceramic hob, fridge/freezer and dishwasher, Stainless steel sink, glass tile splashback**
- **Living room (6.40m x 5.20m - 21'0 x 17'1) leading to balcony.**
- **Family bathroom with luxury Porcelanosa bath with design glass shower screen, large format porcelain floor and wall tiles, fixed shower head, wall mirror and mounted storage and underfloor heating.**
- **Master bedroom (5.20m x 4.30m - 17'1 x 14'1) with ensuite shower room**
- **Bedroom 2 - 3.80m x 3.10m - 12'6 x 10'2**
- **BT point to reception rooms and all bedrooms**
- **Audio phone door entry system**
- **Access to gated basement car park via electronic entry system**
- **24 hour concierge service**
- **Exclusive resident gym**



Bedroom 1



Bedroom 2



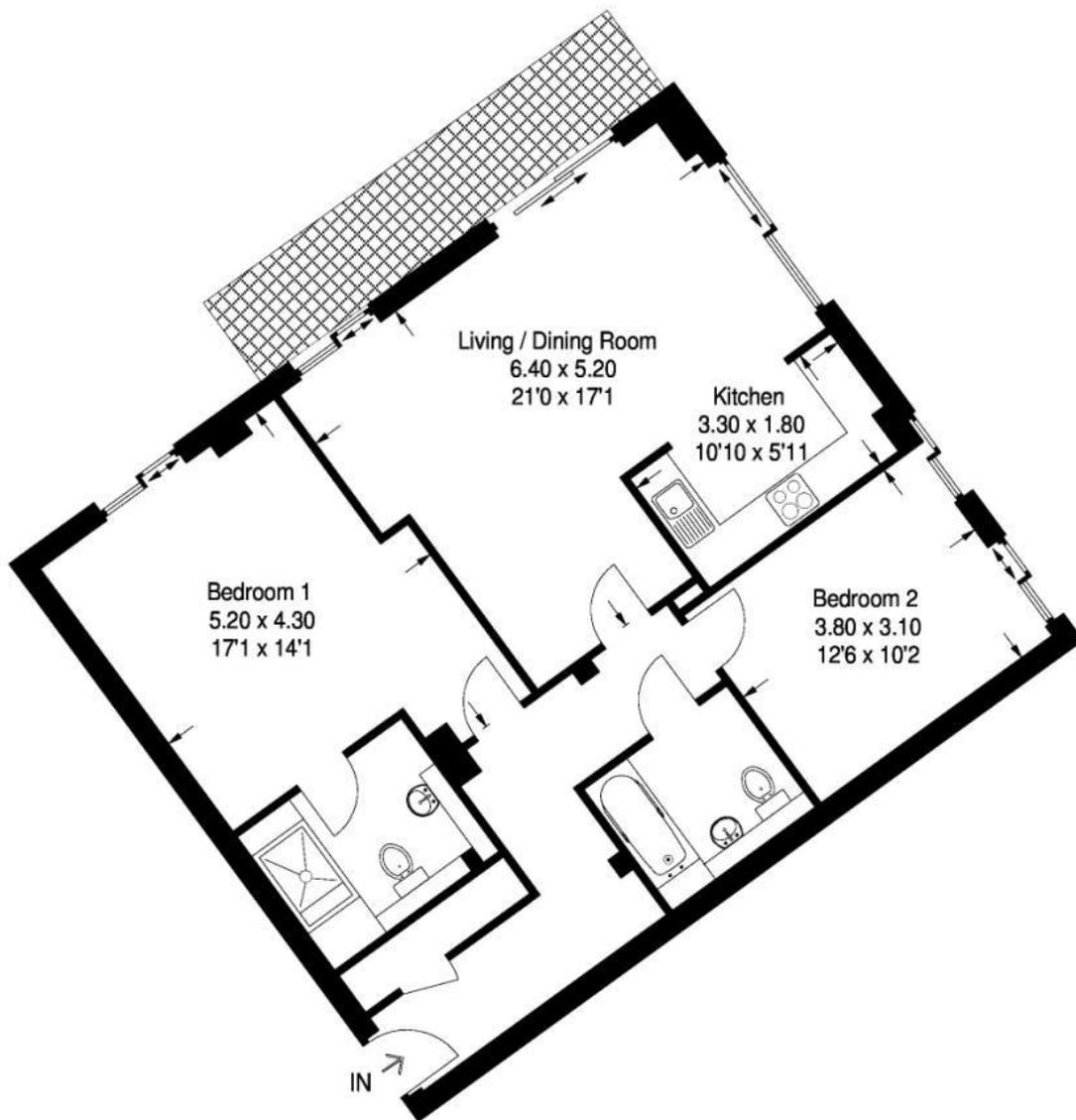
Bathroom



Development

# Apartment 37, Marque House, 143 Hills Road, Cambridge, CB2

Approximate Gross Internal Area  
89.83 sq m / 967 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful telephone numbers:

Electricity enquiries  
MPAS 08456 015467

Gas enquiries  
TRANSCO 08706 081524

Council Tax  
Cambridge City Council  
01223 457790

Water  
Cambridge Water Company  
01223 706050

## Rent

Rent: £1,650 pcm Unfurnished.

## Deposit

£1,903.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£380.00

Once your application has been accepted, in order to reserve the property, the above holding deposit will need to be paid. Once received, we shall be able to start the referencing process. The holding deposit will be returned to you within 15 calendar days, unless the referencing and signing of the Tenancy Agreement exceeds this timeframe.

Please note this will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee).

## References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references.

## Payment

The first payment of the rent, deposit and professional fee should ideally be paid by banker's draft. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

## Viewing

Strictly by appointment with Bidwells, telephone 01223 841842.

## Important Notice

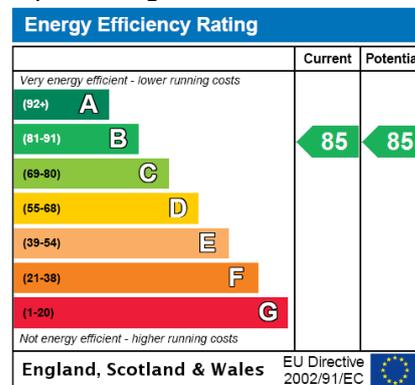
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

## Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

## Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01223 841842. The graphs below show the property's energy efficiency and environmental impact rating.



## Bidwells

54 High Street, Trumpington, Cambridge, Cambridgeshire, CB2 9LS  
Tel: 01223 841842  
Fax:  
[www.bidwells.co.uk](http://www.bidwells.co.uk)

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