

# FLAT 91 MARQUE HOUSE, 143 HILLS ROAD, CAMBRIDGE



**A superb contemporary, fourth floor apartment with spacious accommodation, benefitting from concierge and fully equipped gym, conveniently placed for access to the city centre, mainline railway station and Addenbrooke's Hospital/Biomedical Campus.**

City Centre 1 mile, M11 (junction 11) 3 miles, Addenbrooke's Hospital/Biomedical Campus 1 mile, Mainline Railway Station (King's Cross and Liverpool Street lines) 0.5 of a mile, (distances are approximate).

### **Property Summary**

Gross Internal Floor Area: 1,186 sq ft (110 sq m).

- Entrance Hall, Kitchen/Dining/Sitting Room, Terrace, Utility Cupboard, 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)
- Outside: 1 Allocated Secure Underground Parking Space, Bicycle Store, Resident's Gym, Communal Gardens

Please read Important Notice on the floor plan page



**FLAT 91 MARQUE HOUSE,  
143 HILLS ROAD,  
CAMBRIDGE CB2 8RA**

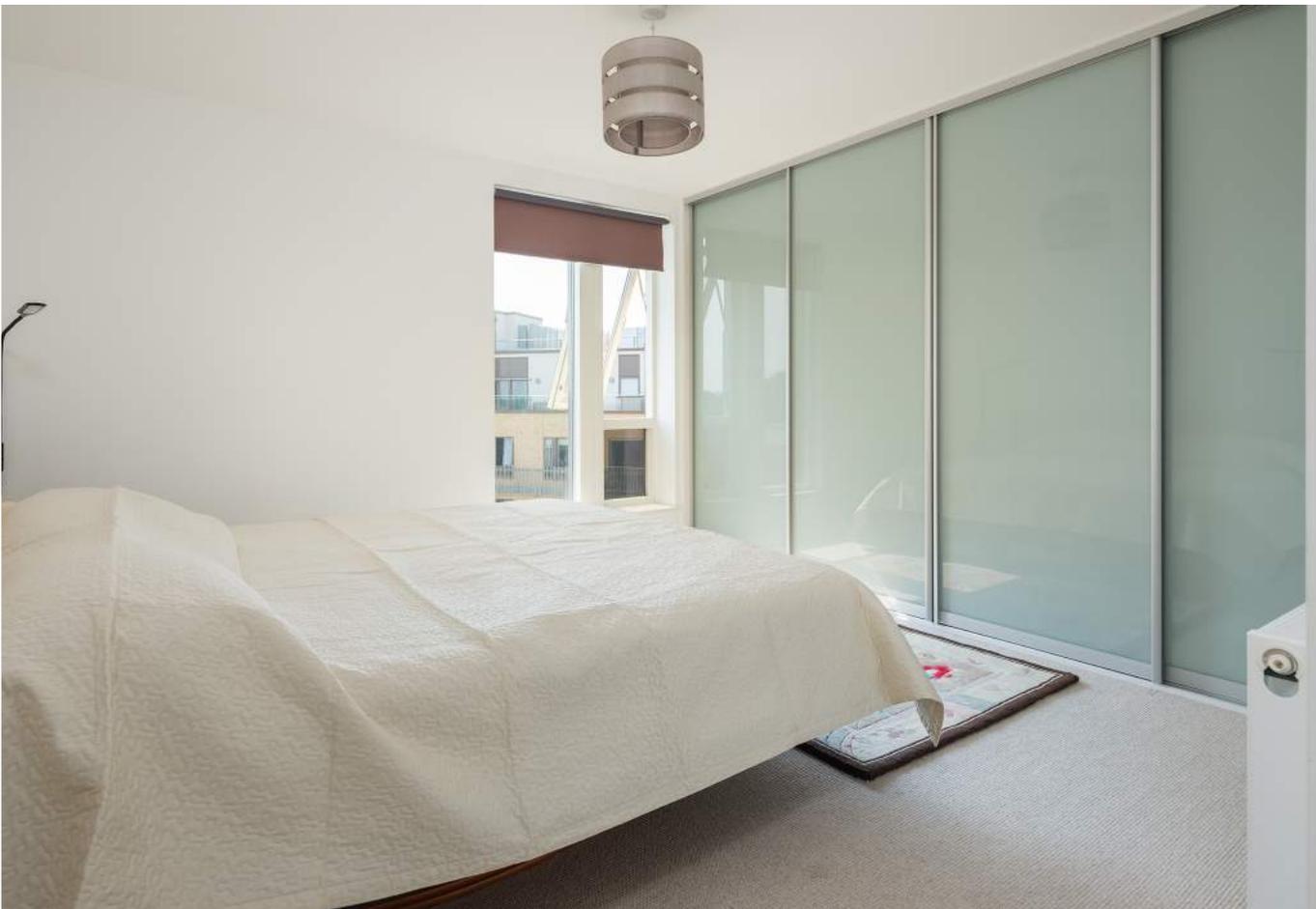
### **Description**

Marque House was built in 2014 and has become a 'flagship' landmark building, being the tallest residential building in Cambridge, in this vibrant area of the city. The design was drafted by 2 lecturers in the University's Department of Architecture in an 'open design' competition. Number 91 occupies a wonderful position on the fourth floor and benefits from a stylish interior which is flooded with natural light from deep glazed windows and wonderful L shaped terrace with delightful views over the city and the Gog Magog Hills beyond.

### **Tenure and Possession**

The property is for sale leasehold on a 999 year lease granted in 2014. Vacant possession upon completion.





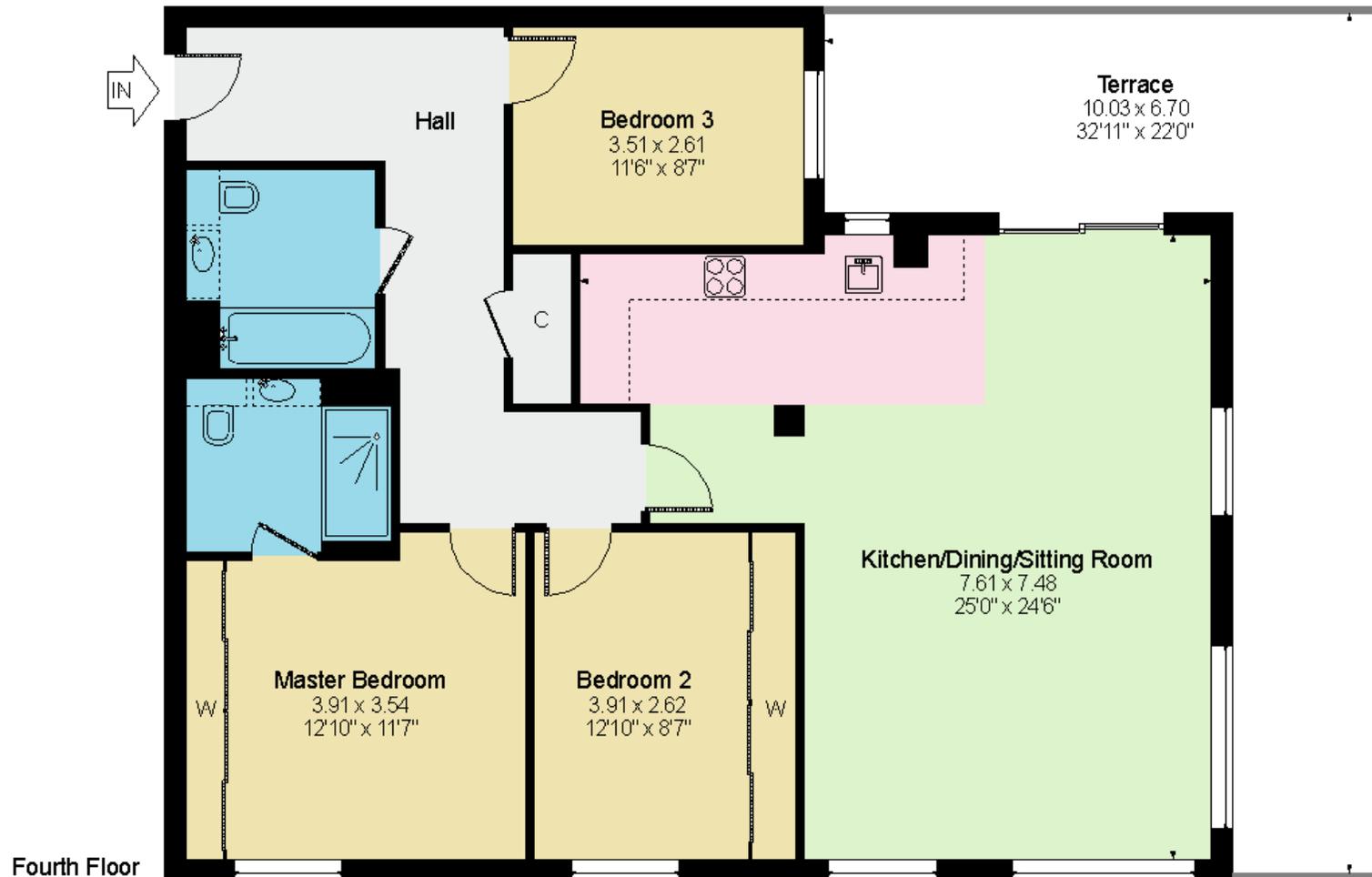
### Property Highlights

- Telephone entry system and lift to all floors
- Concierge services, resident's only gym and communal gardens
- Superb triple aspect Kitchen/Dining/Sitting Room 25'0 x 24'6 (7.61m x 7.48m) with full height windows and sliding doors leading to a fabulous L shaped private terrace 32'11 x 22'0 (10.03m x 6.70m)
- Stylish Kitchen Area with range of matching base and wall cabinets, Krion worktops, integrated appliances comprising electric oven, microwave, dishwasher, fridge/freezer and ceramic hob with extractor hood over.
- Spacious Master Bedroom with built in wardrobes and En Suite Shower Room
- Luxury Porcelanosa Bathrooms, waterfall showers, vanity units, porcelain tiled floors and under floor heating
- 2 further Bedrooms (1 with built in wardrobes) and Family Bathroom
- Secure underground parking space and bicycle storage

Gross Internal Area 110 sq m ( 1186 sq ft)  
excluding Terrace



- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation

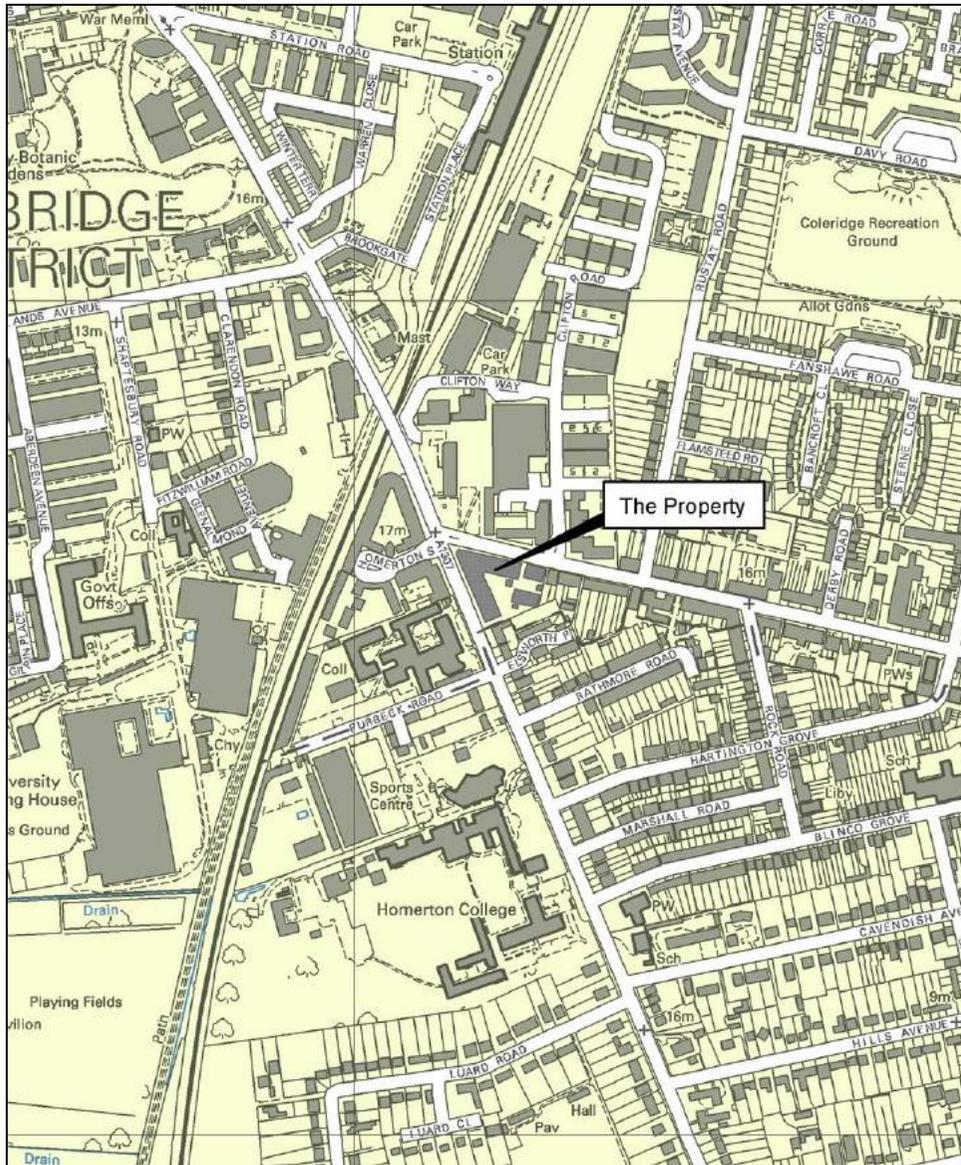


**NOT TO SCALE: For guidance purposes only**

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### Location

Marque House lies in a vibrant area of the city within easy walking distance of a number of leisure facilities including a sports centre in nearby Hills Road, providing indoor and outdoor tennis courts and gym etc, and Cambridge Leisure, a complex to the north of Cherry Hinton Road with cafes, bars, hotel, supermarket, ten-pin bowling and a multi-plex cinema. There are also a number of excellent state and independent schools nearby, together with sixth form colleges in Hills Road and Long Road. London commuters are particularly well served with a mainline railways station providing services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively. The M11 (junction 11) is about 3 miles away and provides access to Stansted Airport and the M25.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

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andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street,  
Cambridge, CB2 9SU

### Additional Information

#### Local Authority

Cambridge City Council  
01223 457000

#### Outgoings

Council Tax Band: F  
Council Tax Payable 2018/19:  
£2,604.34

Service Charges: £3,865.27 p.a.  
to include upkeep of communal  
areas and buildings insurance.  
Ground Rent: £500 p.a.  
Undercroft Parking: £50 p.a.

#### Services

All mains services are  
connected to the property.

#### Fixtures & Fittings

All items normally designated  
as tenant's fixtures and fittings  
are expressly excluded from  
the sale.

#### Energy Rating B

#### Health & Safety

Please ensure that you take due  
care when inspecting any  
property.