

# FLAT 33 MARQUE HOUSE, 143 HILLS ROAD

  
BIDWELLS



A superb, 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: 1,448 sq ft (134 sq m).

- Entrance Hall, Kitchen/Dining/Sitting Room, Terrace, Study Area, Utility Cupboard, 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite).
- Outside: Secure Underground Parking, Bicycle Store, Communal Gardens

Please read Important Notice on the floor plan page



**FLAT 33, MARQUE HOUSE,  
143 HILLS ROAD,  
CAMBRIDGE CB2 8RA  
£700,000 (GUIDE PRICE)**

### 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 33 occupies a wonderful position on the fourth floor, benefitting from a stylish interior, flooded with light with delightful south easterly outlook over the communal gardens 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 Kitchen/Sitting/Dining Room 28'7" x 25'2" (8.70m x 7.66m) with full height windows and door along the southern elevation leading to a private terrace.
- Stylish Kitchen Area with range of matching base and wall cabinets, Krion worktops, breakfast bar, integrated appliances comprising electric oven, microwave, dishwasher, fridge/freezer and ceramic hob with extractor hood over.
- Spacious Master Bedroom with and En suite shower room.
- Luxury Porcelanosa Bathrooms, waterfall showers, vanity units, porcelain tiled floors and under floor heating.
- Generous secure underground parking space and bicycle storage.

Gross Internal Area 134 m<sup>2</sup> ( 1448 ft<sup>2</sup>)  
excluding Terrace

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation

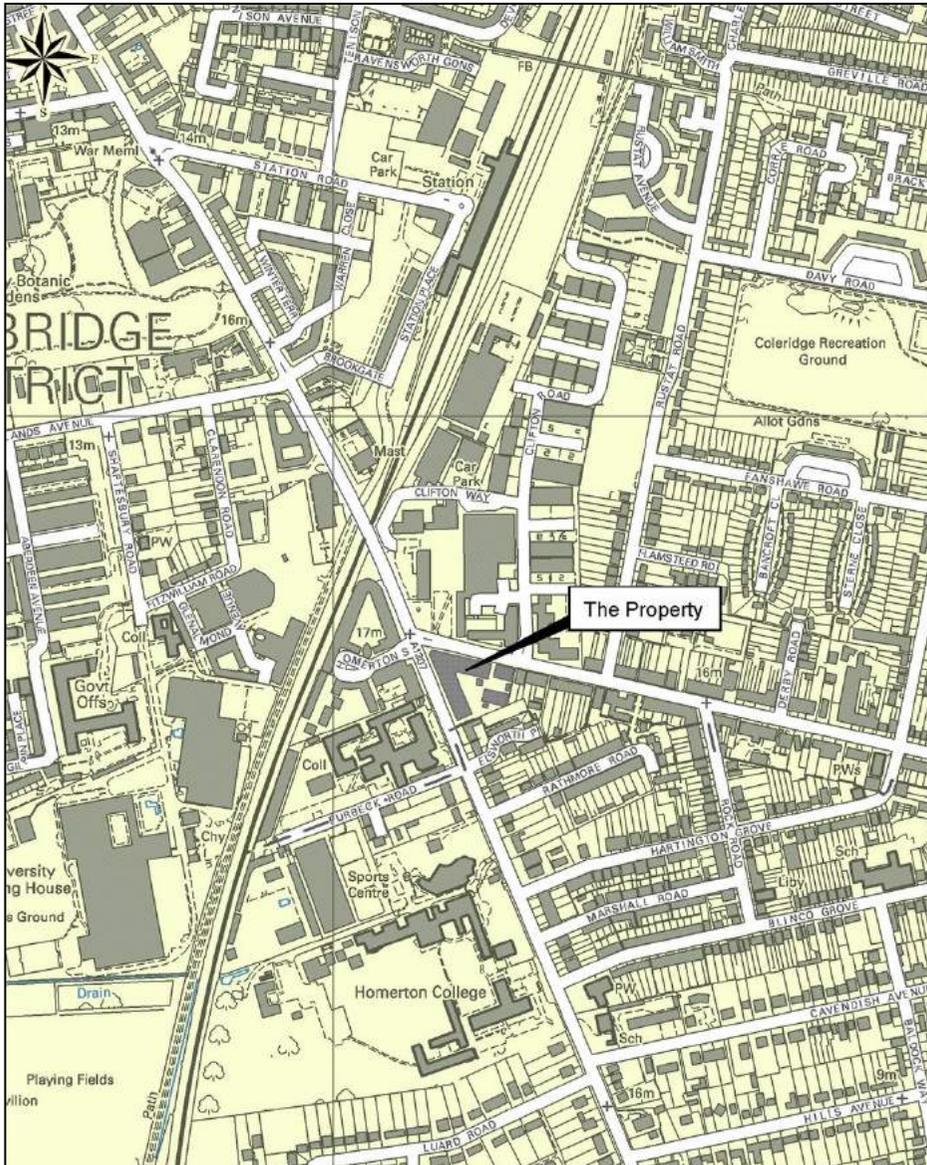


NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

**Important Notice**

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



### 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

Andrew Tucker  
01223 559510  
andrew.tucker@bidwells.co.uk

### Additional Information

**Local Authority**  
Cambridge City Council  
01223 457000

### Outgoings

Council Tax Band: G  
Council Tax Payable 2018/19:  
£2,848.43  
Service Charges: £4,539.82  
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.

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

[bidwells.co.uk](http://bidwells.co.uk)