



Hills Road, Cambridge, CB2 8RA

**CHEFFINS**



## Hills Road

Cambridge,  
CB2 8RA

- Two Double Bedrooms
- Open Plan Living Area With Two Balconies
- Stylish & High Specification Bathroom
- Allocated Parking
- Residents Gymnasium
- Concierge
- Chain Free

An immaculately presented third-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.



**Guide Price £400,000**





## 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.

## **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, double glazed windows overlooking central courtyard and doors leading into respective rooms.

## **OPEN PLAN LIVING AREA**

## **KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers, Corian work surface with inset stainless steel sink with hot and cold mixer tap, integrated 4 ring Siemens electric 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, double

glazed sliding door leading out onto balcony, adjacent base mounted storage unit with wine rack on one corner. The kitchen/dining area then open out to:

## **LIVING AREA**

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

## **BEDROOM 1**

with radiator, NVHR system set in ceiling, double glazed windows overlooking central courtyard, leading onto side balcony.

## **BEDROOM 2**

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

## **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 front aspect comprises wood effect composite decking with metal railings and glass balustrades enclosing provides views over Hills Road, partly covered. The other balcony faces to the side aspect and comprises set of wood effect composite decking with metal railings and glass balustrades.

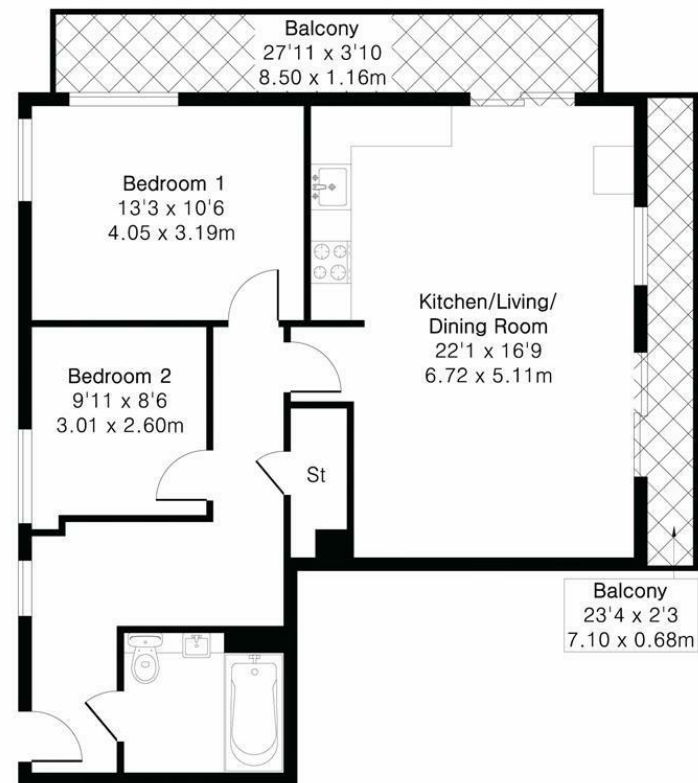




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £400,000  
 Tenure - Leasehold  
 Council Tax Band - D  
 Local Authority - Cambridge

Approximate Gross Internal Area 777 sq ft - 72 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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