



18 Marlborough Court, Cambridge, CB3 9BQ  
Guide Price £495,000 Leasehold



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**A SPACIOUS THREE-BEDROOM, TOP FLOOR APARTMENT IN PINEHURST, BENEFITTING FROM A HIGH DEGREE OF NATURAL LIGHT AND LOVELY VIEWS ACROSS ESTABLISHED GROUNDS WITHIN THIS PRESTIGIOUS DEVELOPMENT OFF GRANGE ROAD.**

- 1018 sqft / 94 sqm
- Garage
- Gas-fired heating to radiators
- EPC – D / 65
- Beautifully maintained grounds with communal gardens and manicured lawns
- 1970's top floor apartment
- Residents and visitor parking bays
- Council tax band – F
- No onward chain
- 3 bedrooms, 2 reception rooms, 1 bathroom, utility room / WC

Marlborough Court was built in the 1970s and sits towards the rear of this mature and sought-after central development, popular with academics and families. The property is located on the top floor and benefits from lots of natural light and views across the development and beyond, from all principal rooms. The property requires sympathetic modernisation throughout and replacement windows.

A ground floor reception lobby provides access to a staircase and lift, which lead to all floors.

The entrance hall to Flat 18 has built-in storage and leads to all principal rooms. The spacious living room has large, dual aspect windows and opens into a dining space adjacent to the kitchen. The kitchen is well-equipped and provides a range of matching units and drawers, working surfaces with an inset sink, an electric hob with extractor fan, Neff oven, fridge/freezer and a dishwasher.

There are three spacious bedrooms, a bathroom suite and a utility room/WC, which houses a Bosch washing machine. Further storage can be found on the 4th floor landing where there are four large exterior storage cupboards, one for each of the four flats.

Outside, extensive and beautifully maintained gardens offer tranquil spaces for residents and guests to enjoy. There are parking bays available for residents and their guests, areas for secure bicycle storage and Flat 18 has a garage. There are also electric charging parking spaces.

**Location**

Marlborough Court, forms part of the leafy, Pinehurst development, which is located in the highly regarded west city area of Newnham. The development is situated opposite Selwyn College, and enjoys a secluded parkland setting, within the conservation area and is convenient for access to the city centre and many of the University departments. Local shopping facilities are available in Newnham and include a post office, general store, pharmacy and a small supermarket, and for recreation there is Lammas land and the river close-by. For the commuter the station and M11 are both within two miles, whilst the city centre is easily accessed by bicycle or on foot.

**Tenure**

Leasehold with share of freehold.

The owner of each of the leasehold flats in Amhurst, Westberry and Marlborough Courts, New Pinehurst, is a member of New Pinehurst Residents' Association (Cambridge) Limited, which owns the freehold for the flats and their surrounding grounds.

Lease is 999 years with 965 years remaining.

Ground rent - We understand that there is no Ground Rent payable.

Service charge - Service charge - £2,121 payable every 6 months and includes central heating, water rates, buildings insurance, garden and building maintenance, full-time caretaker and window cleaning. This is reviewed annually and adjusted according to related costs.

The management company is Encore.

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

The vendor has informed us that all fixtures and fittings are included in the sale of the leasehold interest.

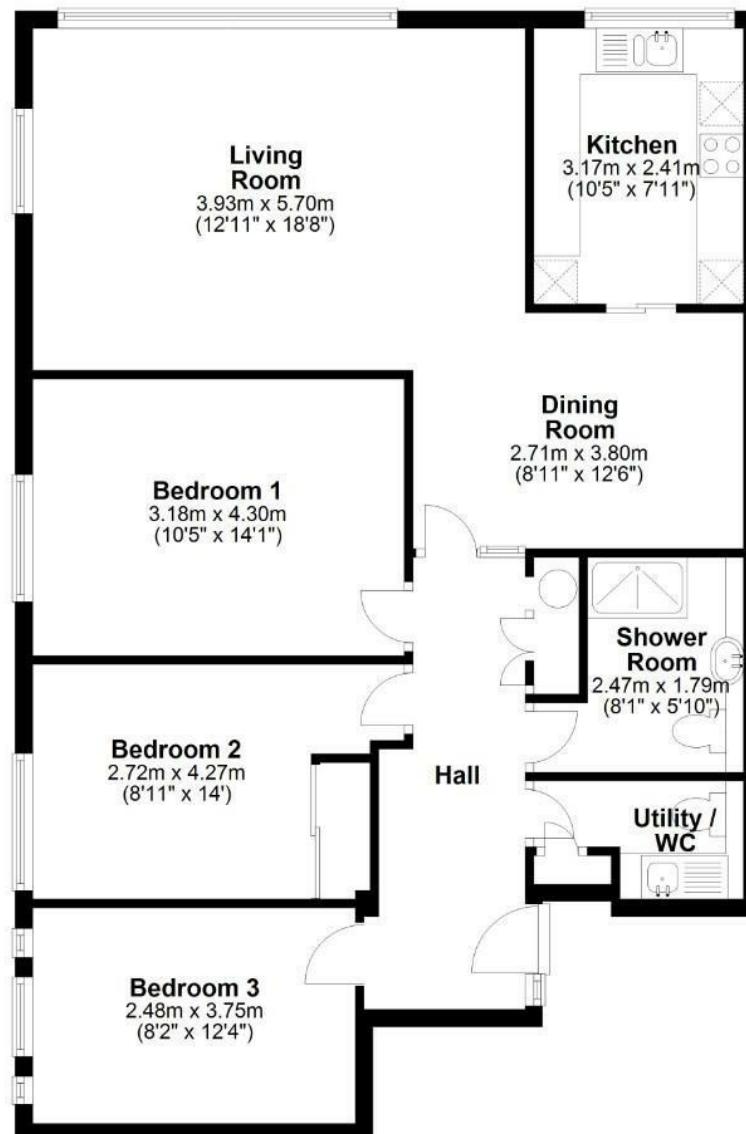
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Floor Plan

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 94.6 sq. metres (1018.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	
EU Directive 2002/91/EC			

