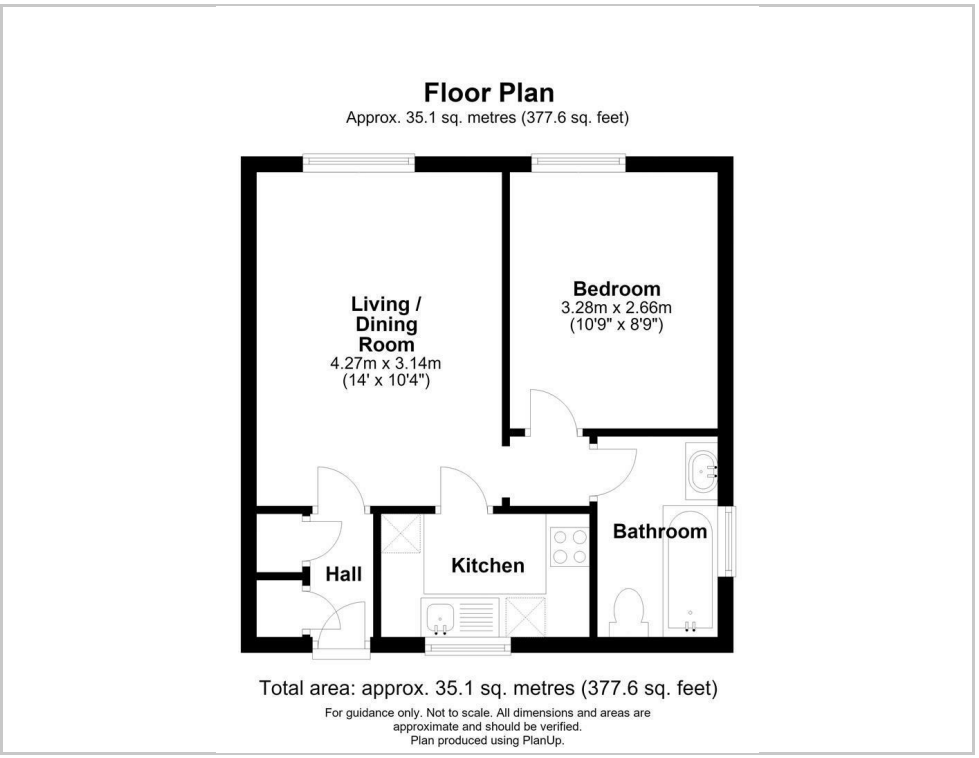


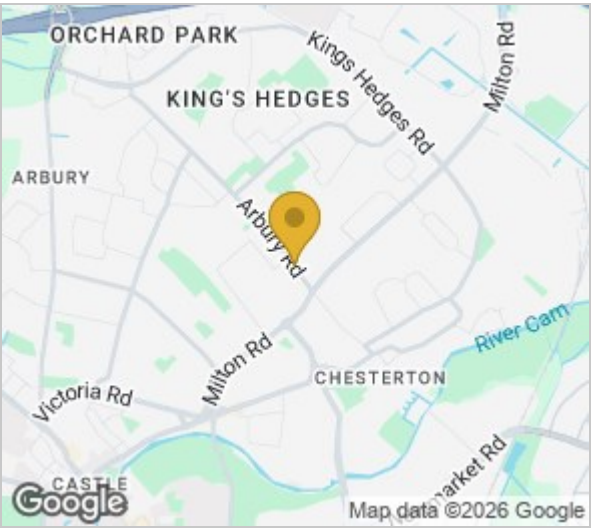
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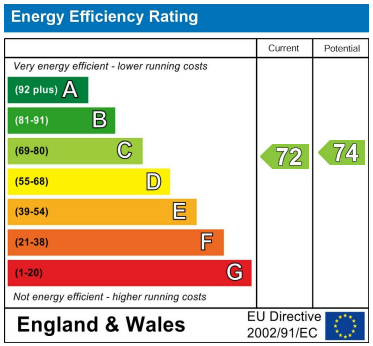
Marfield Court Arbury Road, Cambridge, CB4 2JA

Guide price £195,000

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- Ground Floor
- No Onward Chain
- Excellent Condition
- Private Parking

A well-presented, ground-floor one-bedroom apartment in excellent condition, situated within a quiet development with off-street parking and offered with no onward chain.

Upon entering, the hallway features two useful storage cupboards and provides access to the principal rooms. The spacious living/dining room enjoys views directly over the communal gardens, whilst the front-facing kitchen offers ample worktop space, a gas hob and space for under-counter appliances. The bedroom is a good-sized double, and the bathroom comprises a bath with shower over, WC, wash basin and a window providing natural ventilation.

The property further benefits from gas central heating, double-glazed windows and a brick-built storage shed, ideal for bicycle storage.

Set back from Arbury Road, the development is ideally suited to those seeking a peaceful residential setting whilst retaining convenient access to Cambridge city centre.

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The property has a remaining lease term of 107 years, with an annual service charge of £1,630 and no ground rent payable.







These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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