



Radcliffe & Rust Letting Agents Cambridge are delighted to offer, for sale, this attractive one bedroom first floor apartment on Marfield Court. Marfield Court is conveniently situated just off Arbury Road, approximately 1.5 miles north of Cambridge city centre, offering an excellent balance of accessibility and everyday convenience. A good range of local amenities can be found close by at Arbury Court, including a supermarket, Post Office and independent shops, while further shopping facilities are available along nearby Histon Road and Milton Road. Cambridge North Railway Station is approximately 2 km away, providing excellent rail connections, and the property is also well placed for Cambridge Science Park and access to the A14 and M11. For recreation, Arbury Town Park and other local green spaces are within easy reach, while the area is well served by local schools, including North Cambridge Academy and Arbury Primary School. Regular bus and cycle routes provide convenient connections into Cambridge city centre, making the location particularly well suited to professionals, first-time buyers and investors.

Radcliffe & Rust Letting Agents are delighted to offer, for sale, this bright and modern one bed apartment on Marfield Court, Cambridge, CB4. Located on the first floor of the building, upon entering the property, you are welcomed into the hallway with an alcove for coat and shoe storage and a second storage cupboard. The wooden style flooring in the hallway is continued throughout the property in all rooms (apart from the bedroom) creating flow and continuity.

From the hallway, you are welcomed into the living and dining room. This bright room is flooded with light thanks to the large window and could house a sofa and small dining table if required. The kitchen is directly off the living/dining room. With white gloss wall and base units, within the kitchen there is an electric oven, hob, stainless steel cooker hood, stainless steel sink and drainer and washing machine.

The bedroom and bathroom are located off the living / dining room via an internal hallway. The bedroom is a good sized double decorated in a pale grey colour with grey carpet. The bedroom offers treetop views and could comfortably fit a double bed and additional furniture. The bathroom has a bath with dual shower heads and glass screen, W.C. and hand basin.

Outside, there is allocated off road parking and a communal garden with a private brick built shed.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Leasehold - Share of Freehold

Years remaining: 106

Ground rent: £0 Per annum

Service charge: £1,700 Per annum

Council tax: Band B

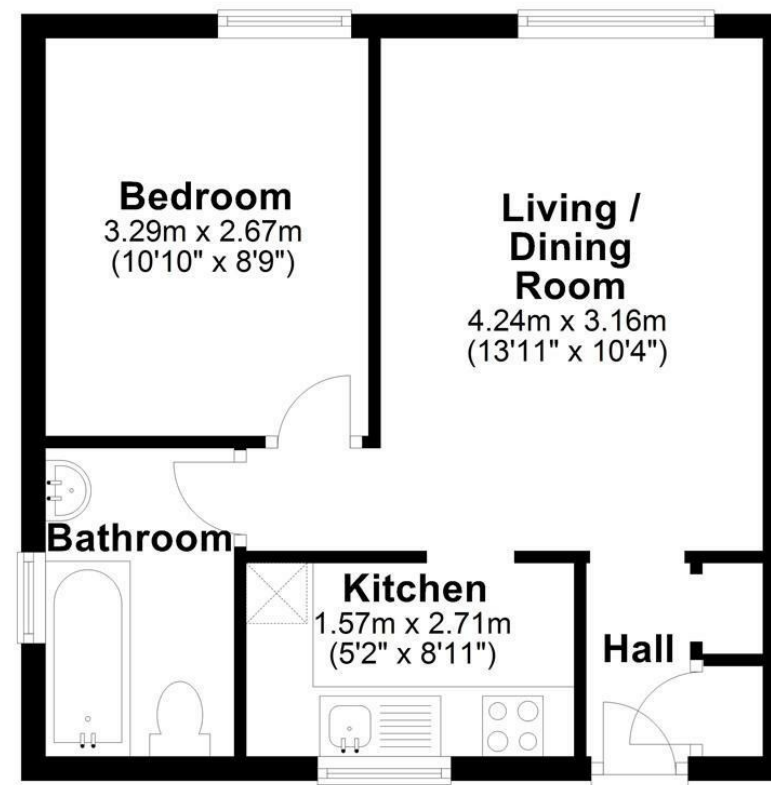
Chain - No onward chain





Floor Plan

Approx. 35.1 sq. metres (378.2 sq. feet)



total area: approx. 35.1 sq. metres (378.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

