



**11 Marfield Court, Cambridge CB4 2JA**  
**Guide Price £195,000 Leasehold with Share of Freehold**





## A WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT IN THIS WELL LOCATED SMALL DEVELOPMENT IN A CONVENIENT CITY LOCATION.

Entrance hall • sitting room • kitchen • double bedroom • bathroom • gas fired radiator heating  
• landscaped communal gardens • external store cupboard • allocated parking space • visitor parking. EPC Rating- C

11 Marfield Court is a well proportioned one bedroom ground floor apartment with its own front door located to the rear of this popular scheme. Entrance hall with cupboard concealing Vaillant gas fired combination boiler. Spacious sitting room, well fitted kitchen, double bedroom and bathroom. Outside there is a useful lockable store cupboard and bin storage. The property is accessed from Arbury Road over a tarmac driveway to a parking area with an allocated parking space and visitors spaces. To the rear of the property is grassed communal garden. The property is sold subject to a leasehold and share of the freehold.

The property is currently tenanted.

### KEY FEATURES

Convenient location  
Large double bedroom  
Good size living room  
Well presented kitchen & bathroom  
Allocated parking with adjacent visitor parking

### LOCATION

Marfield Court is situated off Arbury Road which in turn is off Milton Road about 1.5 miles to the north of the City centre. There are good local shopping facilities on Arbury Road and Milton Road whilst the City centre offers comprehensive facilities and amenities. The property is well positioned for access to the City centre, Science Park and the A14.

### TENURE

Leasehold with Share of Freehold- Lease 99 years from 1999  
Current service charge is £641.93 per half year (3/19 to 9/19.) This includes communal maintenance and buildings insurance.

NB- photos taken June 2018

### SERVICES

All mains services are connected.

### STATUTORY AUTHORITIES

Cambridge City Council  
Cambridgeshire County Council

### FIXTURES AND FITTINGS

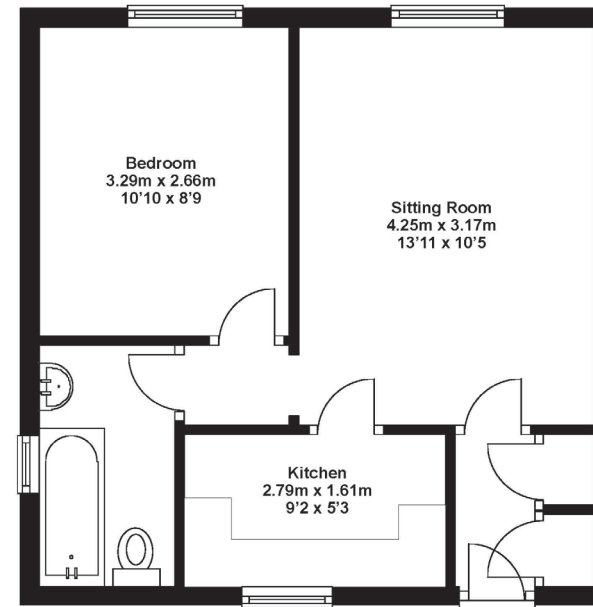
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### VIEWING

Strictly by appointment through Redmayne Arnold and Harris:  
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

11 Marfield Court, Arbury Road, Cambridge

## Ground Floor



Approx. gross internal floor area 36 sqm (385 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.