



Radcliffe & Rust
Residential sales & lettings

65 Marquee House 143 Hills Road, Cambridge CB2 8RA
£1,600 PCM

Radcliffe & Rust are delighted to offer, to let, this stunning first floor flat in this highly sought after development. The property offers bright, spacious and contemporary living. There is also a fully equipped residents only gym, concierge service, spacious well kept communal gardens and secure underground parking. The first floor can be accessed via both stairs and a lift serving all floors. Marque House is ideally located for a whole host of local amenities with Cambridge Leisure right on your doorstep. A complex with cafes, restaurants, bars, hotel, supermarket, ten-pin bowling and a multi-plex cinema. Also ideally placed with Addenbrooke's Hospital/Biomedical Campus around 1 mile away, Cambridge train station around 0.5 miles away and the very center of the City around 1 Mile away. Call or email us now to arrange your viewing.

Radcliffe and Rust Estate Agents Cambridge are delighted to offer to let this bright and airy two bedroom apartment in the fantastic bustling area of CB2 located on Hills Road. The rental price of this property includes water and heating bills. It is available for immediate occupancy and is offered with an initial 12 months tenancy on an unfurnished basis.

Upon entering the property you will be welcomed in to a large and well lit hallway with laminate wood flooring which is practical and quick and easy to keep clean. On the right as you walk down the hallway is the large master bedroom. The room is very well proportioned and as such it offers numerous different layout possibilities to really maximize the space. As part of the master suite, there is a luxurious en-suite with a large walk-in shower with rain shower and separate smaller shower head, floor to ceiling concrete effect grey tiles, floating toilet, built-in cupboard storage, heated towel rail and large sink.

The second bedroom is another large double. The room enjoys large windows which span almost the full length of one wall and flood the room with natural daylight. The second bathroom further down the hallway creates a relaxed and sumptuous atmosphere with earthy stone coloured tiles, a bath with rain shower and separate shower head. The floating toilet, sink, cupboard storage and heated towel rail match the en-suite which creates continuity and a high end impression.

The laminate wood flooring is continued in to the large open plan kitchen, dining and living room area. As you enter this room, there is a large alcove which would be perfect as a study area. The dual aspect living area also offers a wealth of layout opportunities and fantastic natural daylight.

The kitchen is modern and streamlined with a mixture of white and wood effect cupboards and offers a built-in oven, microwave, washing machine, dishwasher and electric hob. At the end of the kitchen units are a set of built-in shelves, which are not only attractive but also extremely useful for storing cookbooks, ornaments and worldly possessions.

Each room within the property has built-in electric blinds which are remote control operated.

Outside there are immaculately presented communal gardens and one allocated parking space in the secure underground garage.

In summary, this well proportioned, well positioned and well equipped flat would be a fantastic for a family or professionals looking for low maintenance living in the heart of the city.

Please call today on 01223 307 898 to arrange a viewing.

Agent notes

Water and heating included in the rent
Council tax Band E = £2,281
Property Reservation Fee: £369.23 Deposit: £1846
There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		EU Directive 2002/91/EC	

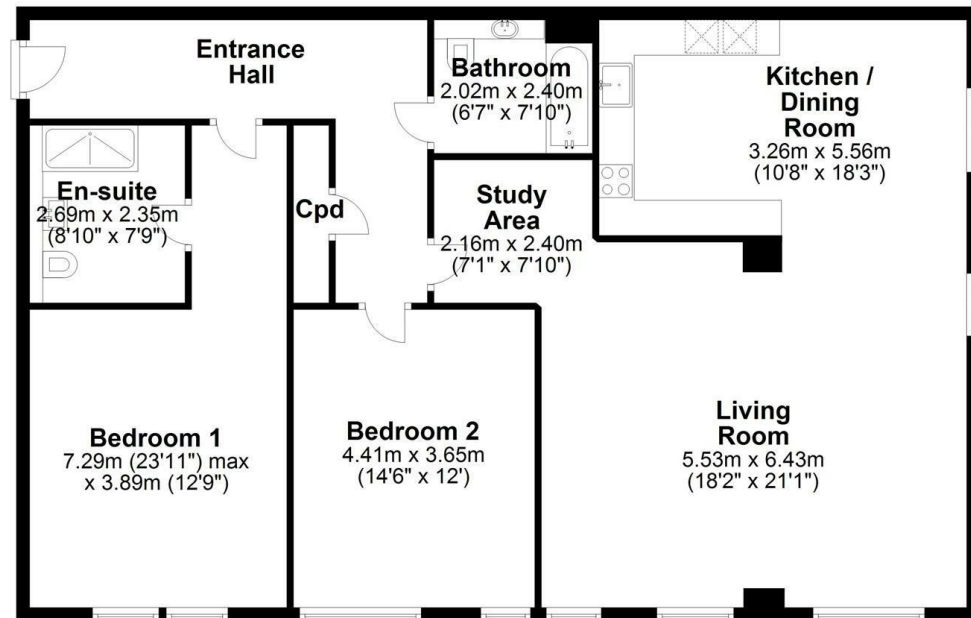
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor Plan

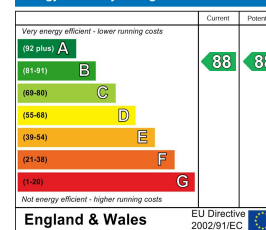
Approx. 126.1 sq. metres (1357.4 sq. feet)



Total area: approx. 126.1 sq. metres (1357.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

