

**ENTRANCE HALLWAY** Built in cupboard housing gas boiler, built in cupboard with hanging space, glass panelled door leading to lounge/diner

**LOUNGE/DINER** 13' 11" x 10' 4" (4.26m x 3.15m) Double glazed wooden doors to rear aspect, coving, radiator, door to kitchen.

**KITCHEN** 8' 9" x 5' 1" (2.68m x 1.56m) Double glazed wooden window to front aspect, range of matching base and wall mounted units, worksurfaces over, inset stainless steel sink unit, tiled splash backs, built in electric cooker with four ring gas hob, space and plumbing for washing machine, space for fridge/freezer, radiator, coving.

**BEDROOM** 10' 8" x 8' 9" (3.27m x 2.67m) Double glazed wooden window to rear aspect, radiator, coving.

**BATHROOM** Double glazed obscured window to side aspect, three piece suite comprising low level w.c, pedestal wash hand basin with tiled splash back, panel enclosed bath with shower over with tiled splash back, coving, radiator.

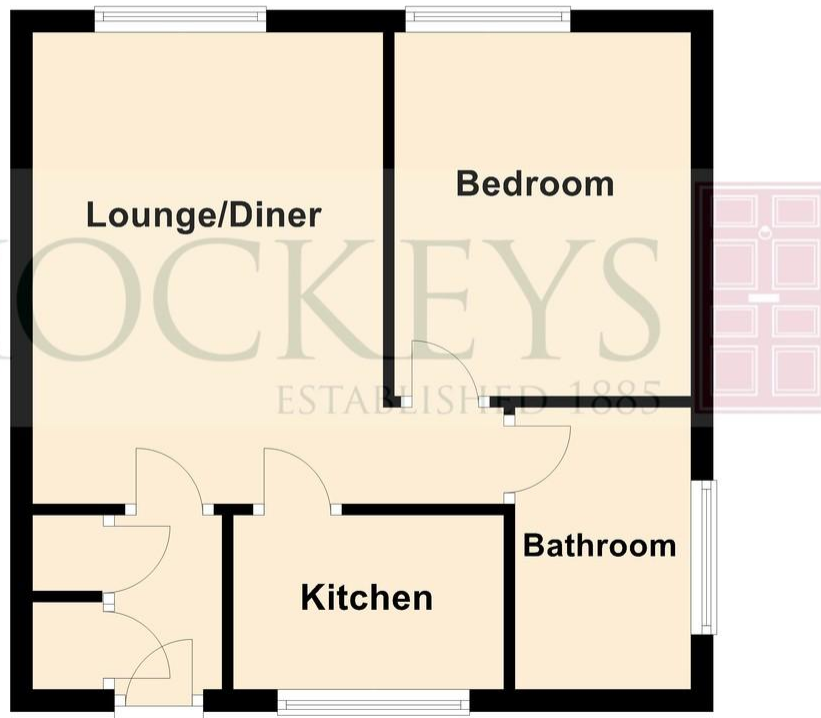
**OUTSIDE** To the rear of the property there is an allocated parking space with visitor parking bays and an external storage shed suitable for bicycle storage.

**AGENT NOTES** The property has 111 years left on the lease and was renewed in 2007 when the freehold was purchased and the service charge is £1326 per annum.





## Floor Plan



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ESTABLISHED 1885







Flat 8, Marfield Court, Arbury Road,  
Cambridge, CB4 2JA

£210,000 Share of Freehold

A one-bedroom top floor apartment that is situated 1.3 miles from the Cambridge Science Park, 1.5 miles from the Cambridge North Station and the accommodation comprises of the living room/diner, one double bedroom, bathroom and kitchen. The property also comes with off-road parking and a small communal garden space.



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