



Merrington Place, Impington, Cambridge

Price: Leasehold £260,000

- Top Floor Contemporary Apartment
- Two Double Bedrooms
- Open Plan Living Room/Kitchen
- Allocated Parking
- Close to Local Amenities
- Conveniently Located for the A14 and Cambridge City
- MUST BE VIEWED!

EPC Rating: Awaited



A superbly presented two bedroom second floor apartment, situated in a smart development in the highly sought after village of Impington, known for its extremely popular village college. The property offers contemporary accommodation throughout and offers two really good sized bedrooms and open plan living, which includes a well-appointed kitchen with built in oven and hob, and space for white goods such as washing machine and dishwasher. The main bedroom has built in wardrobes and the bathroom has a three piece suite with fitted shower.

On the outside of the building, there are large well-tended communal gardens which contain child's play area. There is an allocated parking space and some visitor parking. Bicycle and bin storage complete the picture of this excellent property.

Impington is an attractive and very popular village situated approximately three miles north of Cambridge, There are a good level of amenities in the adjacent village of Histon, and as previously mentioned, Impington Village College.

The A14 and M11 trunk roads are with easy reach, as are the Cambridge science parks and Cambridge North railway station.

Accommodation Includes

Communal Entrance Hall
With telephone intercom access.

Entrance Hall

Open Plan Living Room/Kitchen
15'11 x 13'11 (4.84m x 4.25m)

Bedroom One
14'11 x 9'9- (4.55m x 2.98m)

Bedroom Two
10'10 x 9'1 (3.31m x 2.76m)

Bathroom

Communal Gardens
Lawned and with child's play area

Allocated Parking Space



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own independent. Plan produced for Sharman Quinney. Powered by realestateagent.com



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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