



97a Station Road, Impington, CB24 9NP
Offers In The Region Of £260,000 Leasehold



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A DELIGHTFUL, ONE-BEDROOM MAISONETTE LOCATED IN THE HEART OF THE VILLAGE OF IMPINGTON AND AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN.

- Ideal for the working professional.
- Accommodation measuring approximately 475SQM/5145SQFT
- Leasehold with 107years remaining on the lease.
- Ground rent approximately £50 per annum
- Allocated parking.

This ground floor maisonette is in good decorative order throughout and would make for an ideal first-time purchase or investment.

The property has two points of access, either directly into the lounge or through the rear lobby, which is accessible from the allocated parking space to the rear.

The property comprises of a spacious lounge area with a bay window to the front, a galley style kitchen with ample work top space and generous storage at both eye level and base level. Completing the property is a double bedroom and a separate shower room with a single enclosed shower, low level WC and a pedestal sink.

The property is leasehold with 107 years remaining on the lease and a yearly ground rent of approximately £50. The ground floor maisonette and first floor maisonette both contribute 50% to the annual building's insurance.

Location

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen.

In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrooke's Hospital.

Tenure

Leasehold with 107 years remaining on the lease.

Yearly service charge is approx £200 per annum (50% of the annual insurance premium)

Ground rent is approx £50 per annum

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council

Tax band - A

Fixtures and Fittings.

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

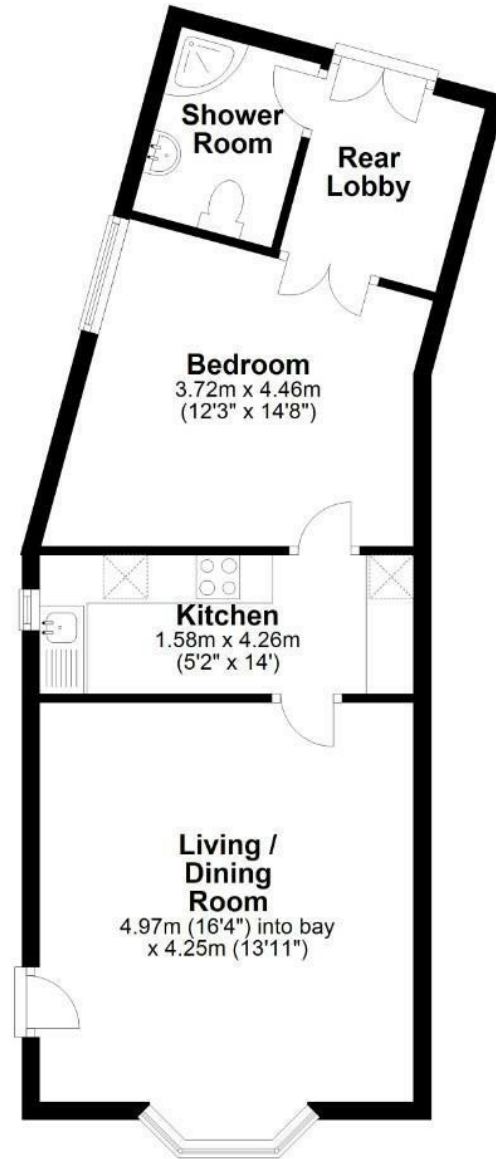
Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Floor Plan

Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 47.8 sq. metres (514.0 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			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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.

