



6 Pine Court, Cambridge, CB24 9ZT
Guide Price £275,000 Freehold



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LOCATED WITHIN EASY REACH OF THE GUIDED BUS, THIS ONE-BEDROOM TOWN HOUSE IS NESTLED WITHIN A SMALL DEVELOPMENT IN THE POPULAR NORTH CAMBRIDGE VILLAGE OF IMPINGTON.

- Terraced town house
- Constructed in 1987
- Electric storage heaters
- Freehold
- Council Tax Band - C
- 1 bed, 1 bath, 1 reception
- 49 sqm / 525 sqft
- Off road parking
- EPC rating – 61 / D

Constructed around 1987, this delightful townhouse is one of ten townhouses within this small development and provides accommodation measuring 49 sqm / 525 sqft, excluding the garage.

At the ground floor level, you will find a garage with an up-and-over door and an entrance hallway to the side with space for coats/shoes. Stairs lead up to the first floor. To the first-floor level is a living room with windows overlooking the front aspect and a kitchen with storage at both eye and base level and a wraparound countertop providing a breakfast area to the living room.

Located on the second floor is the master bedroom with a dormer window to the front and the adjoining bathroom benefits from a panelled bath, shower over, low level WC and a pedestal sink unit.

Externally - The property benefits from parking to the front as well as the use of the Pine Court communal areas including green spaces to the front.

Agent's Note

Although freehold, there is yearly service charge of approximately £650, which contributes to the upkeep of the block paved road and communal green within the Pine Court development.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, a coffee shop.

Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. 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 Stations and Addenbrooke's Hospital.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. There is no gas at the property.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

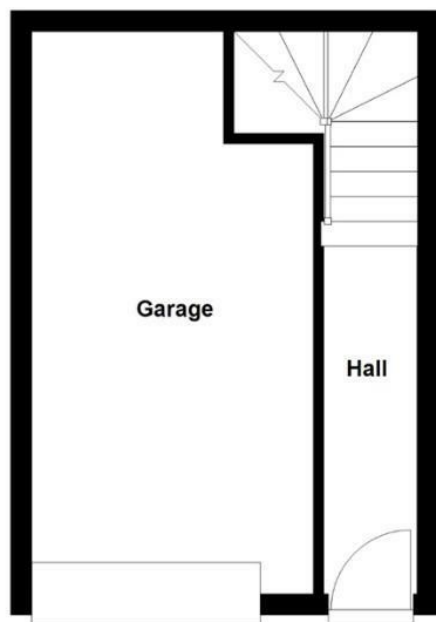
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

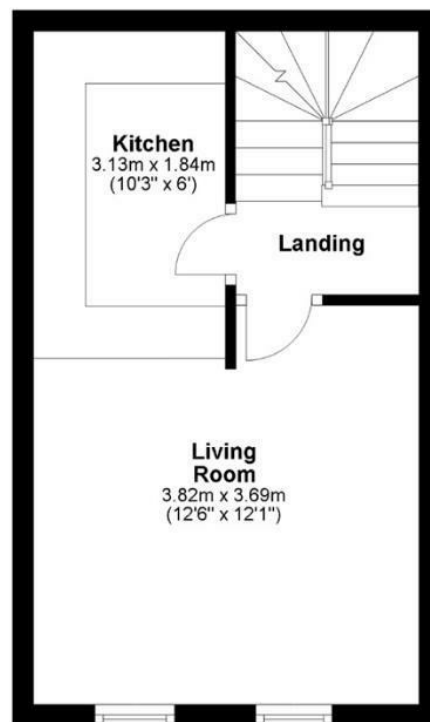
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



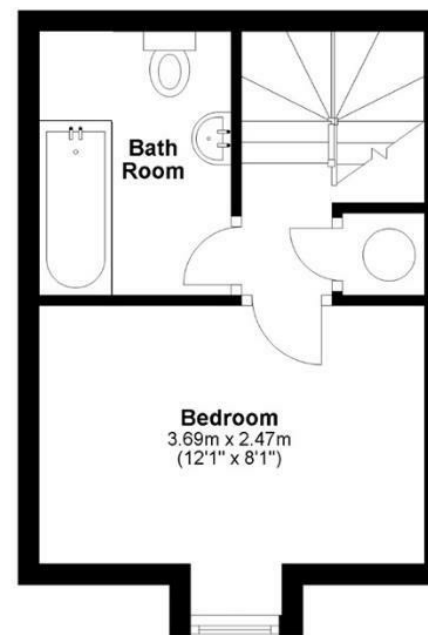
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 49 sqm (525 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

