



11 Merrington Place, Impington, Cambridge, CB24 9AL  
Guide Price £285,000 Leasehold



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**THIS TWO-BEDROOM TOP FLOOR APARTMENT IS LOCATED WITHIN A SHORT STROLL OF HISTON, HIGH STREET AND IS CONVENIENTLY PLACED FOR ACCESS TO BOTH THE CAMBRIDGE NORTH TRAIN STATION AND THE NORTH CAMBRIDGE BUSINESS PARKS.**

- Second floor apartment
- 2 beds, 1 bath, 1 reception room
- 125 year lease from 15/06/2011
- Allocated parking
- EPC-C/80
- 638 Sqft/59 Sqm
- Constructed in 2011
- Ground rent - £200 annually. Service charge - £1905.98 annually
- Gas fired central heating to radiators
- Council tax band - B

Constructed by Hill in 2011, this second-floor apartment measures 638.4 Sqft/59.3 Sqm and is ideal for first time buyers. The property comprises of an entrance hall with a built-in storage cupboard, two well proportioned bedrooms each with built in wardrobes and a family bathroom with a panelled bath and shower over. The spacious living area has an abundance of natural light thanks largely to the Juliet balcony which in turn looks over the communal garden to the rear. Off the hall is a kitchen with a wide range of cupboards at both eye level and base level and space for appliances which includes, a dishwasher, a washing machine and fridge freezer.

Externally – the development has a communal bike store and allocated parking for one vehicle. Across the development are several communal green spaces which can be enjoyed by the residents within Merrington Place.

#### **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**

Leasehold

Leasehold is 125 years from 2011, with 111 years remaining.

Ground rent is £200 per annum. This is reviewed every 25 years and doubles at each review.

Service charge is £1902.95 per annum, this is reviewed annually and is adjusted according to associated costs.

#### **Services**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council

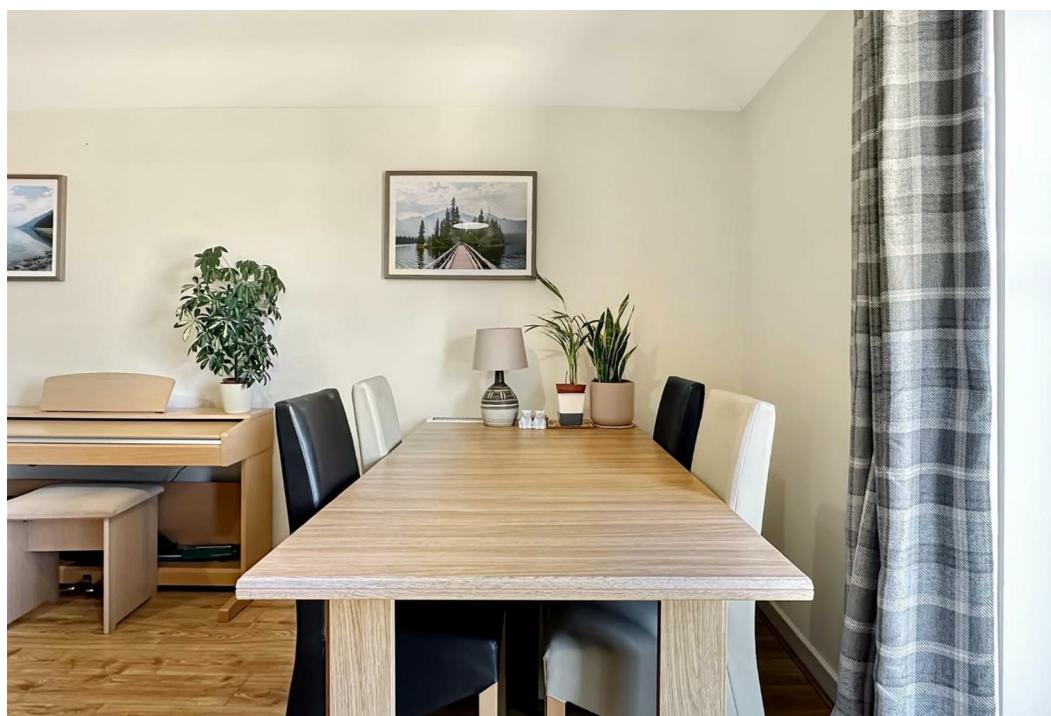
Council tax band -B

#### **Fixtures and Fittings**

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

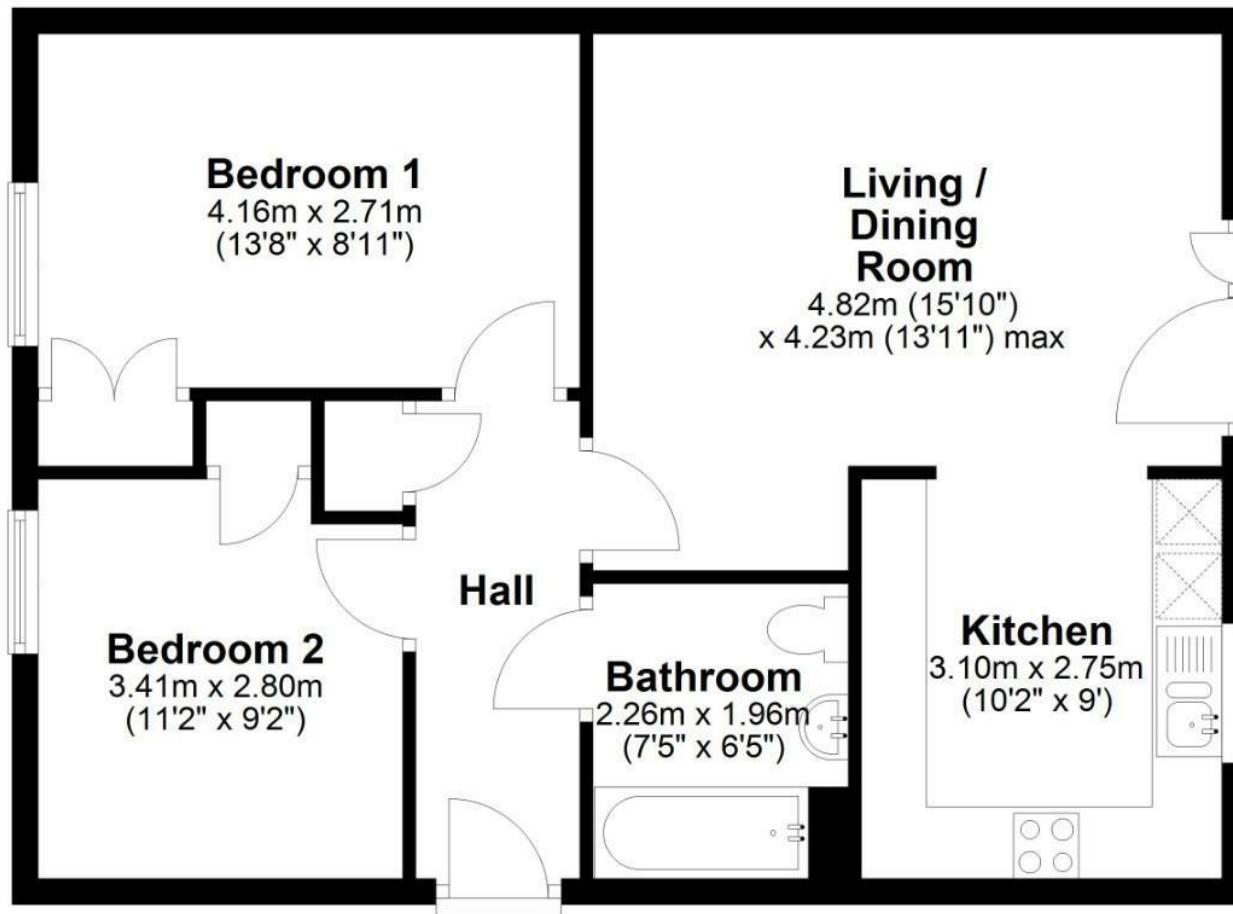
#### **Viewing**

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



## Floor Plan

Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	80
EU Directive 2002/91/EC			

