



Radcliffe & Rust Letting Agents Cambridge are delighted to offer for sale this studio flat, located the popular village of Impington, CB24. Located to the North of Cambridge, this property's position offers fantastic access to the A14/M11, Business & Science Parks and Cambridge City centre. This property would be perfect for a professional looking for a centrally located property in the ideal commuter location.

Radcliffe & Rust are delighted to offer for sale, this studio flat in Impington, CB24. Offering modern living in attractive private grounds, the location of this property is perfect for both the Cambridge and London commuter with excellent access to Cambridge and the M11.

Upon entering the property you are welcomed in to an L shaped hallway. On the right there is a large storage cupboard and further down the hallway is the bathroom. The bathroom has a bath with electric overhead shower with white wall tiles, W.C. and vanity hand basin with under cupboard storage.

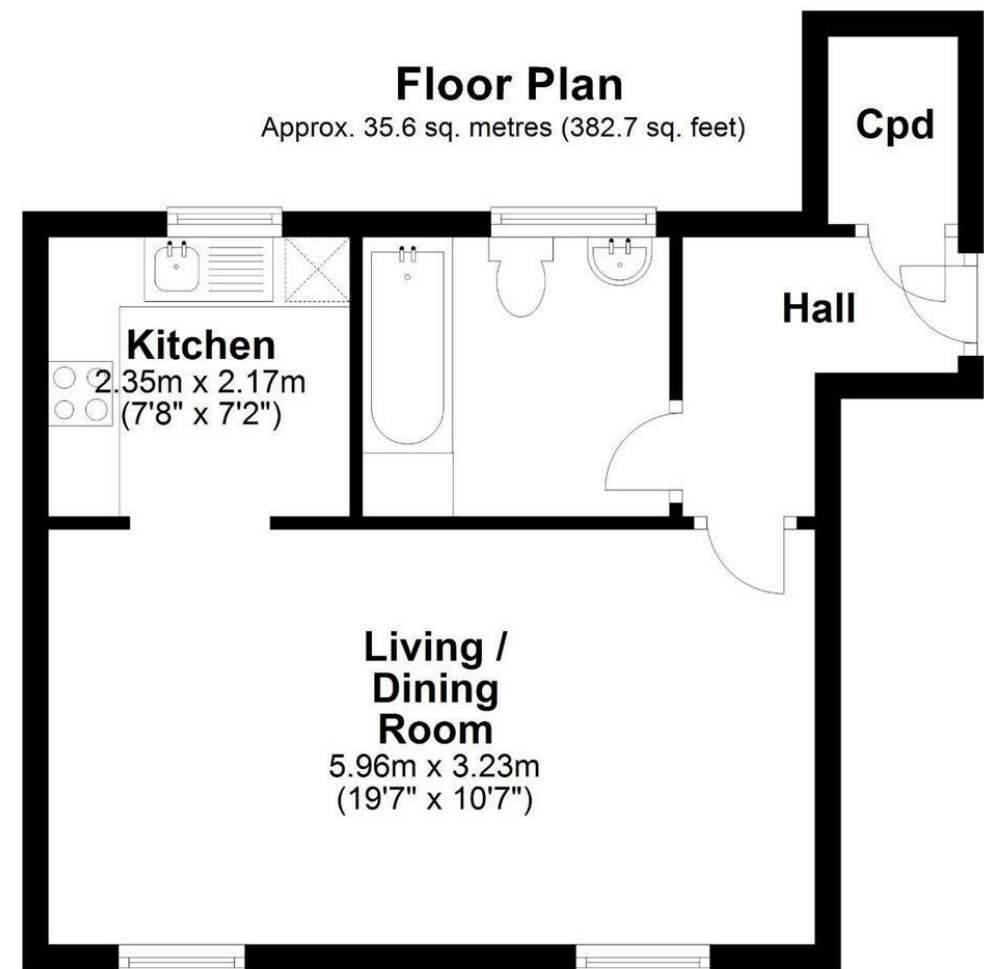
At the end of the hallway is the living / dining / sleeping space. This room is flooded with light thanks to the two large windows, there is two electric heaters within the room and the space could comfortably hold a sofa bed and dining table. From this room is an open walkway into the kitchen. The kitchen consists of white wall and base units with a white worktop. Within the kitchen there is a washing machine, electric oven, four ring hob, integrated cooker hood with a white ceramic sink.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Council tax band A
No Ground Rent
Service charge around £1500 Per Annum
No chain





Total area: approx. 35.6 sq. metres (382.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current
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	EU Directive 2002/91/EC

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