



Radcliffe & Rust
Residential sales & lettings

44 Impala Drive, Cambridge CB1 9XL
Guide Price £260,000

Impala Drive sits within a quiet residential pocket of Cherry Hinton, a sought-after area of Cambridge known for its excellent local amenities, strong community feel and easy access into the city. Cherry Hinton offers a superb blend of convenience and green space, with the local high street, supermarkets, cafés and takeaways all within easy reach. Nearby Cherry Hinton Hall Park, with its mature trees, ponds and open lawns, provides a beautiful space for walking and recreation.

For commuters, the location is exceptionally practical — Cambridge City Centre, Addenbrooke's Hospital, ARM and Cambridge Railway Station are all easily accessible by road, bus or bicycle. A choice of well-regarded schools, nurseries and play areas also makes the area popular with first-time buyers, young families and investors alike.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this well-presented two bedroom ground floor apartment on Impala Drive, Cherry Hinton, CB1. Offered to the market chain free, the property provides 46.2 m² (497 ft²) of practical accommodation, its own private garden, and two allocated parking spaces — a rare combination for an apartment in this area.

The property is accessed via a clean and secure communal entrance, leading directly to the flat's private front door. Upon entry, the hallway ties the apartment together, with hard flooring continuing through the main living spaces for ease and durability. The entrance hall benefits from a telephone entry system, shelved storage cupboard and airing cupboard, housing the hot water tank.

Positioned at the front of the property, the spacious open-plan living/dining room is filled with natural light from wide windows fitted with white venetian blinds. Soft white walls and warm timber-effect flooring create a calm and welcoming environment, with ample space for both a lounge arrangement and a dining area. This is a bright and versatile room ideal for modern living.

The kitchen sits just off the hallway and faces the side of the building. Finished with white shaker-style units, wood-effect work surfaces and tiled splashbacks and stainless steel sink, the room offers a practical and efficient layout. There is plumbing for a washing machine, space for an undercounter fridge, space for full height fridge/freezer, and a freestanding electric cooker with hob. A large window above the sink provides good natural light.

Both bedrooms are positioned at the rear of the property, overlooking the private lawn and mature trees — creating a peaceful outlook. Bedroom One is a well-proportioned double with neutral décor and soft carpeting. Bedroom Two is a generous single currently used as a home office, offering flexibility for a nursery, guest room or study.

The bathroom is fitted with a three-piece suite including a wash hand basin, low level W.C., a bath with electric shower over and extractor fan. Cream wall tiles with a contrasting mocha border add warmth and texture, while a glass screen and white suite complete the space.

The property benefits from full double glazing, with trickle vents.

Outside, the property offers a fantastic advantage: a private rear garden — a rare find for apartments locally. Laid mainly to lawn and bordered by timber fencing and mature foliage, it provides a tranquil outdoor retreat. The apartment also benefits from two allocated parking spaces, including one under a covered parking bay.

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

Agent notes

Tenure: Leasehold, with a share of the freehold.

Ground rent: £1 due on 31.12.2175

Service Charge: £900.00 per annum

Lease details: 999 original lease, created 2015 with 989 years remaining.

Council Tax: B

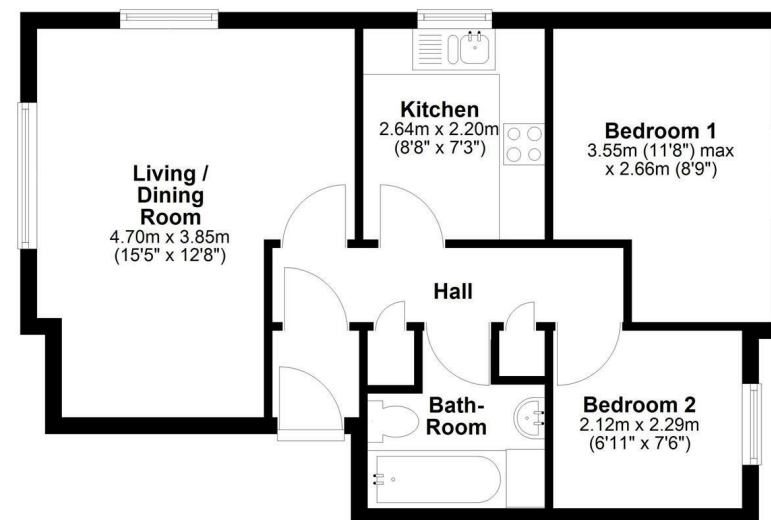
Chain Free





Floor Plan

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 46.1 sq. metres (496.3 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	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

