



Pine Court, Impington, Cambridge, CB24 9ZT

**CHEFFINS**



## Pine Court

Impington, Cambridge,  
CB24 9ZT

A 2 bedroom top floor apartment located in this popular and well served village with easy access to Cambridge. The accommodation comprises entrance hall, living room with kitchen off, 1 double bedroom, 1 single bedroom and bathroom. Allocated parking. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: B.

### LOCATION

Impington is a well regarded village approximately 4 miles north of Cambridge. The village and adjoining village of Histon contains a wide range of amenities including shops, banks, a library, a butchers, a green grocer, a bakery and public houses/restaurants. The village is well placed for access to major routes such as A14, A428 and M11 and the property is exceptionally well placed for access to the guided bus service connecting Cambridge with Huntingdon and St Ives.



**£1,295 PCM**



**ENTRANCE HALL**

all rooms are accessed off the entrance hall.

**LIVING ROOM**

laminate floor, window to front aspect and doorway to:

**KITCHEN**

newly fitted kitchen with base and wall units, work tops, sink with window to front aspect and Velux skylight above, integrated oven and electric hob with extractor above and freestanding fridge freezer and washing machine.

**BEDROOM 1**

window to front aspect

**BEDROOM 2**

built in wardrobe and window to rear aspect.

**BATHROOM**

electric shower over bath, WC, wash basin with mirror above, heated towel rail and airing cupboard housing hot water cylinder.

**LETTING AGENT NOTES**

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

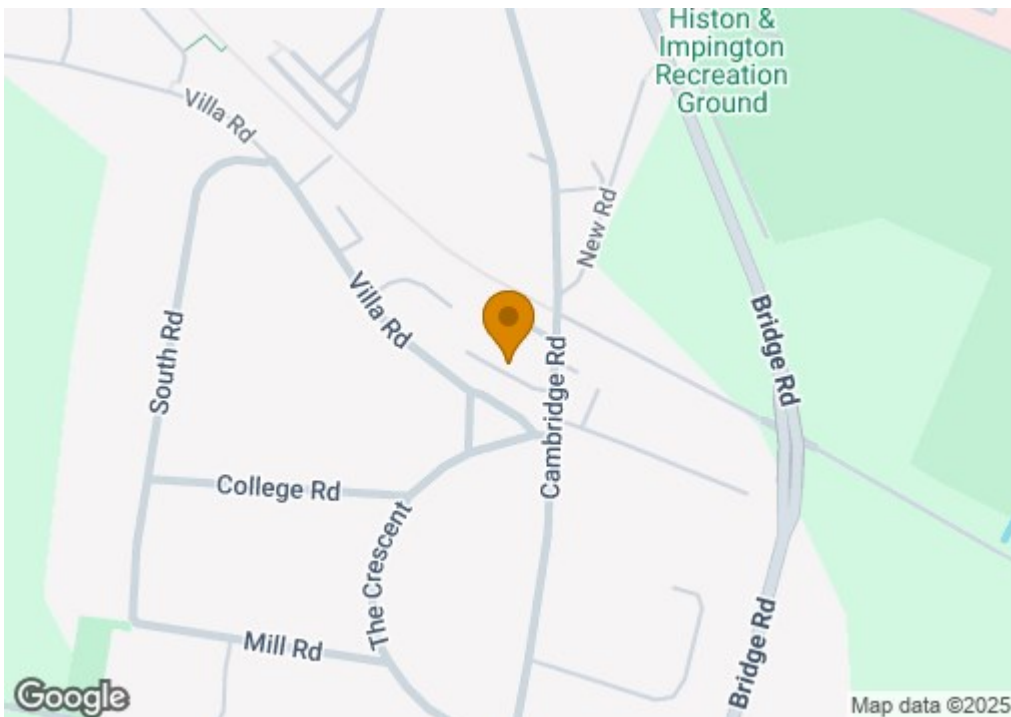
Holding Deposit - £298

Deposit - £1494





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		
	67	76
	EU Directive 2002/91/EC	



## Second Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 44.7 sq. metres (481.4 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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