

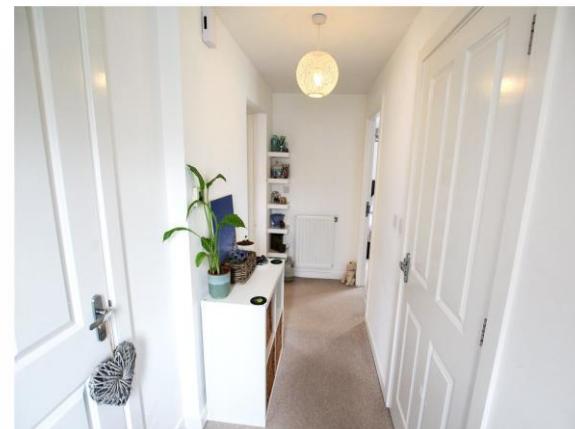


Primrose Lane, Impington Cambridge CB24 9PX

welcome to

Primrose Lane, Impington Cambridge

A rare opportunity to purchase a smart one bedroom ground floor flat with gardens and parking ideally located close to the guided busway in this most sought after and convenient of locations just north of Cambridge available with no upward chain.



Open Pitched Storm Porch Entrance Hall

With a deep useful built in storage cupboard.

Open Plan Lounge/Dining/Kitche

With twin windows overlooking the rear communal garden, divided into two areas by the floor coverings, high and low level cupboard and cabinet units with a dark work top, integral gas hob, extractor hood and oven, splash back tiling, plumbing and space for two appliances, row of spotlights, space for table and chairs, wall mounted Potterton gas fired boiler.

Bedroom

With a broad wardrobe, side aspect window.

Bathroom

A three piece white suite comprising a panelled bath with mixer tap and shower attachment and a shower screen, pedestal wash handbasin, WC, twin aspect frosted windows, tiled flooring and an extractor fan.

Outside

Set to the far end of a quiet cul de sac with a front and side with well stocked mature borders. Allocated parking is adjacent with a shared garden beyond, a good size shared only with the flat above, with a shared water butt, timber garden shed and a designated bin area.

Leasehold Details:

We understand the property was built in 2013 with a 125 year lease, with 113 years remaining and a monthly charge of £105.98 covering ground rent, buildings insurance and the upkeep of the driveway and all communal areas.

South Cambs District Council
Council Tax Band B £1,807.01 for 2025.



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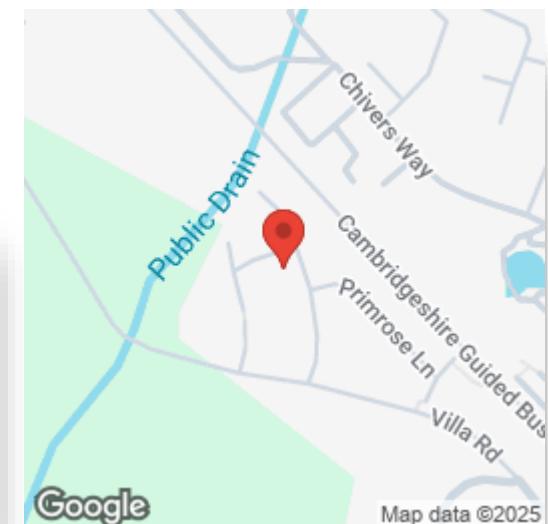
- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Mid-Terraced Flat
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£265,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HIS100045 - 0002



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