



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/Kitchen

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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Primrose Lane, Impington Cambridge

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

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers in the region of

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HIS100045 - 0002

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