



Homefield Close, Impington
CB24 9NN

Pocock + Shaw

37 Homefield Close
Impington
Cambridge
Cambridgeshire
CB24 9NN

A one bedroom bungalow sold on a 30% share with SCDC. In an attractive setting tucked away in a cul de sac position. Built in the 1960's of a traditional construction and restricted to the over 60's.

- Lounge
- Fitted Kitchen
- Shower wet room
- Double bedroom
- Chain free
- 30% shared ownership for the over 60's
- Communal gardens
- Gas heating

Shared Ownership £59,995



The bungalow has been redecorated throughout and benefits from new floor coverings. The property is a level walk from the village centre, and numerous shops, coffee shops eateries and the church.

Covered entrance porch

Entrance Hall Wood flooring, shelved storage cupboard, store room with radiator and light and access to the loft (5'3x4'3)

Kitchen 11'5" x 9'0" (3.48 m x 2.74 m) Range of fitted wall and base units, worktop with inset basin and mixer tap, plumbing for washing machine, space for fridge freezer, tiled splash backs, double glazed window to the front, shelved pantry cupboard, cupboard containing a Vaillant central heating boiler, wood flooring,

Living Room 15'5" x 11'5" (4.70 m x 3.48 m) Double glazed window and door overlooking the communal gardens, radiator and storage cupboard

Bedroom 12'1" x 9'7" (3.68 m x 2.92 m) Double glazed window to the rear, radiator

Shower wet room 7'4" x 4'7" (2.24 m x 1.40 m) Wall mounted shower and controls with tiled surround, WC, wash basin, radiator, double glazed window to the front.

Tenure The property is Leasehold.

125 year lease dated 18th December 2006; with approximately 106 years remaining. The share owned is 30% with the leaseholder paying a rent on the 45% share not owned. The weekly rent payable on the share not owned is £52.17.

The maximum amount that can be purchased on the scheme is 75% with the Council retaining a 25% share. There is no rent payable on the remaining 25%. However, the leaseholder does pay a variable quarterly service charge to the Council.

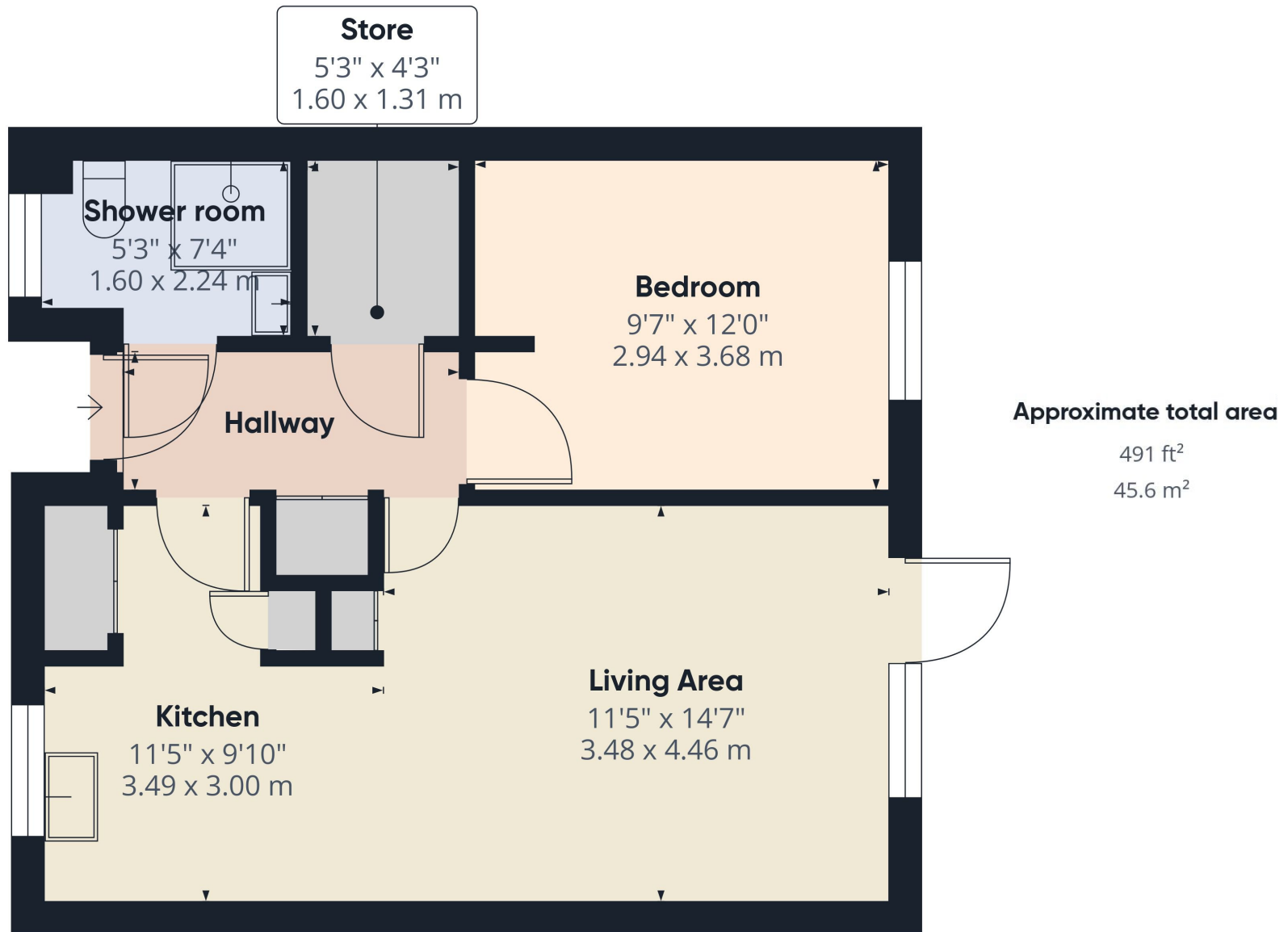
The Service Charge for 2025/26:
 Service charge: £313.63 per quarter
 Buildings Insurance: £13.04 per quarter
 Ground Rent: £6.50 per quarter
 Total per quarter: £333.17

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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