



97a Station Road, Impington, CB24 9NP  
Offers Over £250,000 Leasehold



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**A DELIGHTFUL, ONE-BEDROOM MAISONETTE LOCATED IN THE HEART OF THE VILLAGE OF IMPINGTON AND AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN.**

- Maisonette
- 1, bed, 1 bath, 1 receipt
- Leasehold with 113 years remaining on the lease
- Allocated parking
- EPC-D/66
- 514 Sqft /47 Sqm
- Gas fired central heating to radiators
- Ground rent approximately £50 per annum
- Ideal for the working professional
- Council tax band - A

This ground floor maisonette is in good decorative order throughout and would make for an ideal first-time purchase or investment.

The property has two points of access, either directly into the lounge or through the rear lobby, which is accessible from the allocated parking space to the rear.

The property comprises of a spacious lounge area with a bay window to the front, a galley style kitchen with ample work top space and generous storage at both eye level and base level. Completing the property is a double bedroom and a separate shower room with a single enclosed shower, low level WC and a pedestal sink.

The property is leasehold with 113 years remaining on the lease and a yearly ground rent of approximately £50. The ground floor maisonette and first floor maisonette both contribute 50% to the annual building's insurance.

**Location**

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen.

In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrooke's Hospital.

**Tenure**

Leasehold with 113 years remaining on the lease.

Yearly service charge is approx £200 per annum ( 50% of the annual insurance premium )

Ground rent is approx £50 per annum

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council

Council Tax band - A

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

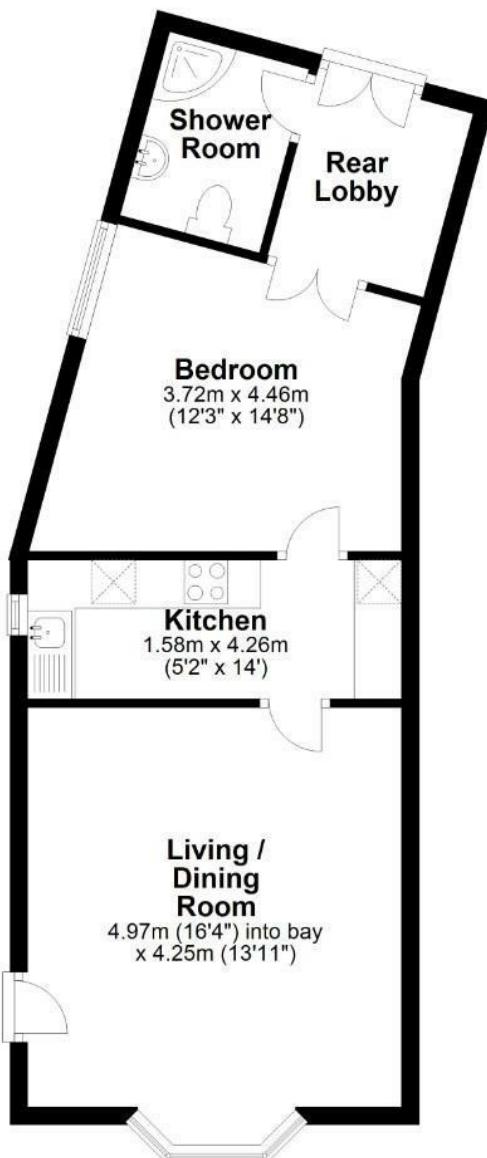
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Floor Plan

Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 47.8 sq. metres (514.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 76                      |
| (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  |         | EU Directive 2002/91/EC |

