

157 Station Road, Impington, Cambridge, CB24 9NP

Guide Price £285,000 Share of Freehold

REDMAYNE ARNOLD & HARRIS

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AVAILABLE TO PURCHASE, WITH NO ONWARD CHAIN, IS THIS SPLENDID TWO-BEDROOM, TWO-BATHROOM, GROUND FLOOR MAISONETTE. A SPACIOUS EX-COMMERCIAL RESIDENCE SUPERBLY CONVERTED TO A RESIDENTIAL DWELLING IN 2018.

- Ground floor maisonette
- Share of Freehold-999 year lease commencing the 14th September 2018
- Gas fired central heating
- Built circa 1900
- Council tax band-B
- 2 beds, 2 bathrooms, 1 reception room
- 801.1 sqft/74.4 sqm
- Gravel laid driveway
- EPC-D / 62
- Chain free

Previously a commercial premises serving the popular village of Impington for decades, this ground floor was converted in 2018 and provides spacious accommodation measuring 74.4 sqm / 801.1 sqft. This property has buy-to-let potential.

From the front, you enter the property into the large open plan living space with kitchen to one end and a reception space the opposite. The kitchen has cabinetry at both base level and eye level, and integrated appliances which include a fridge freezer, double oven at eye level, a microwave, a four ring gas-fired hob, a dishwasher and washer/dryer. A kitchen breakfast bar is cleverly placed to act as a divide between both the kitchen and the open plan reception space.

To the rear of the property are two spacious double bedrooms with large, fitted wardrobes to bedroom one and an en-suite off bedroom two. Completing the property is a large inner hallway with built in storage cupboard and a further bathroom suite comprising a bath, shower above, low level WC and pedestal sink unit.

Externally, a shared gravel driveway provides off road parking for the property with a small grass area available which is shared with the property above.

Agents Note
Share of Freehold, the property has no service charge or ground rent with the freehold being jointly owned by both 157 Station Road, Impington and 157a Station Road, Impington. The two properties have formed a management company 'Station Road, Impington, Management Company LTD – Registration Number 11433758'. Any prospective buyer will become a joint Director of this management company upon purchasing the property. The property has a large 999 year lease length which commenced 14th September of 2018 when the ground floor dwelling was converted from a commercial residence.

Location
Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs and coffee shops. Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway, which runs from Huntingdon Railway Station to Trumpington Park & Ride, provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital. The property just 300 yards from the busway stop.

Tenure
Share of Freehold

Statutory Authorities
South Cambridgeshire District Council
Council tax band-B

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

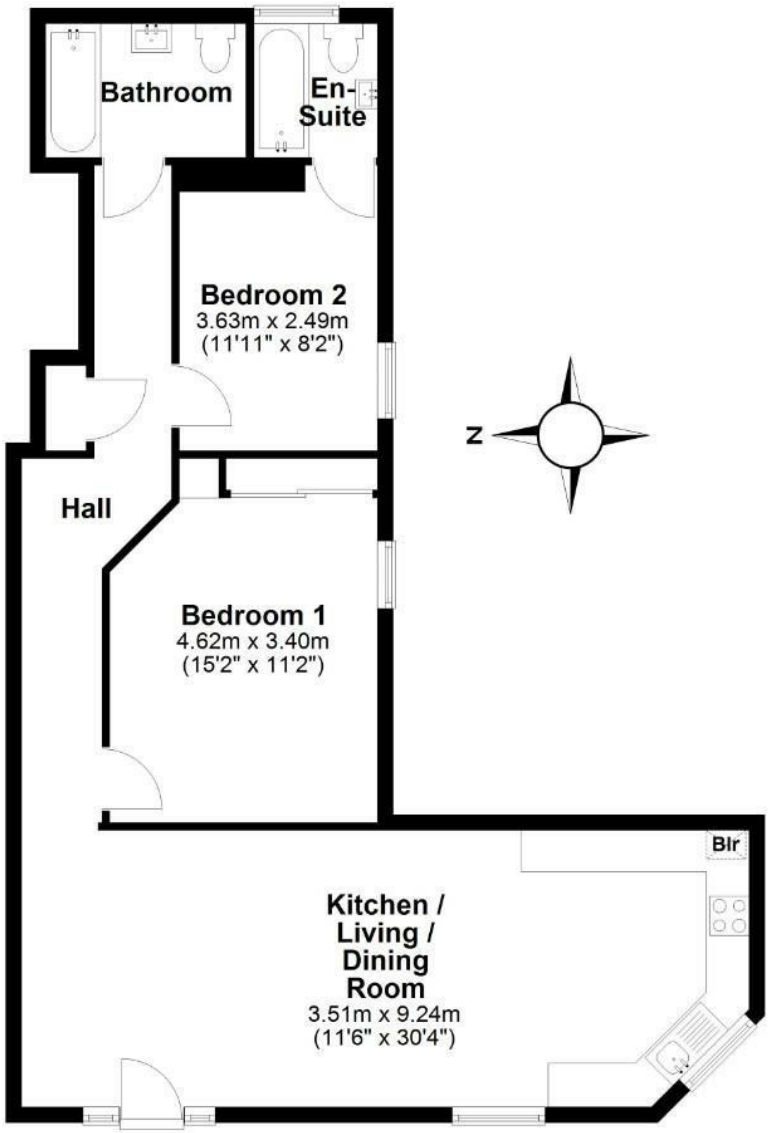
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





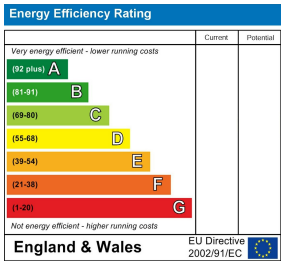
Ground Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











