



20 Pine Court, Impington,  
Cambridge, CB24 9ZT

**Guide price £300,000**





## 20 Pine Court

Impington, CB24 9ZT

- 3 double bedrooms
- 2 balconies
- Parking
- No chain

A 3 bedroom top floor apartment of about 950 sq. ft, with no chain, en-suite, private carport parking and situated moments from the Guided Busway, making it a perfect choice for those seeking fast access to Cambridge but wanting a village location.

The layout is flexible, with the ability to use a bedroom as a separate home working space. It would make a perfect investment too, suitable for sharers or possibly short-term letting. The lease is running a little short but can be extended and the sellers are happy to negotiate how this happens. As a result, cash buyers are preferred but a solution for those requiring a mortgage can be explored.

A private, secure entrance has a staircase to the second floor. The apartment has an entrance hall large living room with double doors to a small balcony and a feature fireplace with an electric fire. The kitchen is fitted and has space for the usual appliances.

The bedrooms are all doubles,







one has a balcony and the main room has fitted wardrobes and an en-suite shower. There is also a main bathroom with a shower and WC.

The heating is electric and the windows are double-glazed, overall the property could do with some cosmetic updating, but is a really good size and in a great location.

Outside there are communal grounds and a private carport for parking.

Impington is a thriving and popular village just north of the city. It adjoins Histon and between them, they are one of the most popular places to live on that side of town, because of the excellent facilities and local amenities, schooling and community. There really is everything you need close by and access to the city and A14 is also really good. The Guided busway provides a fast and reliable route into the city as well.

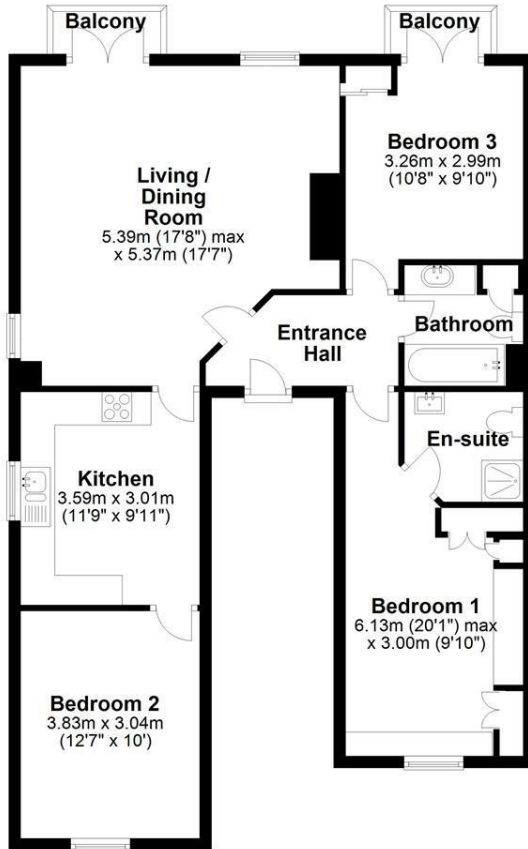




# Floor Plan

## Floor Plan

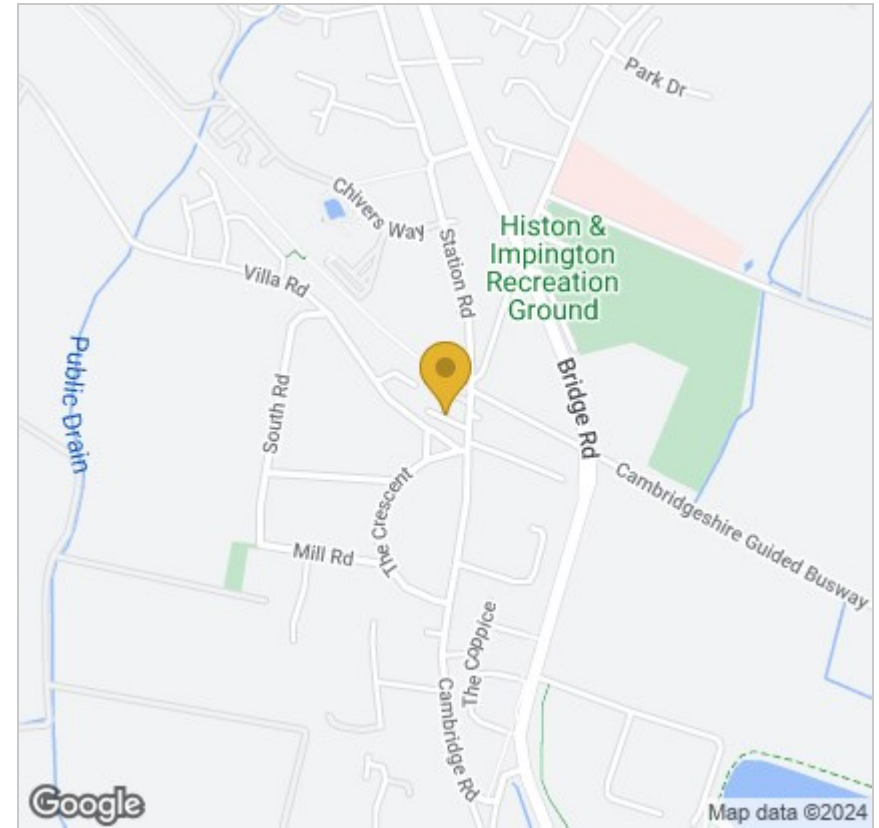
Approx. 87.6 sq. metres (942.9 sq. feet)



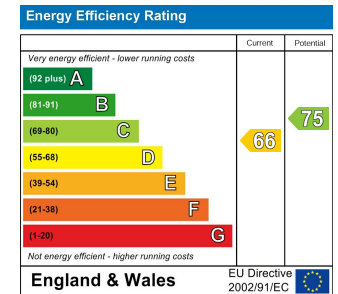
Total area: approx. 87.6 sq. metres (942.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold, 64 years remaining, Service charge approximately £2,800 pa, Ground rent £250 pa.

Agents note: The vendor is in the process of extending the current lease by a further 90 years, to 154 years.

Council tax band: C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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