



**34 MERRINGTON PLACE, IMPINGTON,
CAMBRIDGE, CB24 9AL**
Offers In Region Of £270,000



A ground floor two bedroom apartment with courtyard garden and no upward sales chain with this impressive development of homes near the centre of this bustling village.



Impington is justifiably one of the most sought after areas in close proximity to the City just three miles from the actual centre by fast road, yet pleasantly located close to some of the best countryside in the county. Close by is the Cambridge northern by-pass which conveniently gives direct and easy access to the M11 motorway, London and other parts of the country. The village boasts excellent facilities including a varied range of shops and bus service - including the Guided Busway linking the village with central Cambridge, Addenbrookes and the new North City Rail Station. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for all the community.

Cambridge

104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon

19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham

Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket

16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

hello@tylers.net | **TYLERS.NET**



Storm porch with double glazed entrance door.

ENTRANCE HALL a long hallway with built in coat hanging wardrobe.

BEDROOM 2 a single bedroom with built in mirror fronted double wardrobe.

BEDROOM 1 a double bedroom with built in wardrobes and bedroom furniture.

SHOWER ROOM a white suite with a fully tiled broad shower cubicle, low level WC, pedestal wash hand basin, heated towel rail and inset spot lights .

LOUNGE/DINER a light generous room with twin aspect windows opening to:

KITCHEN with a range of modern units and marble work surface with integral oven, gas hob with extractor hood over, concealed dishwasher, washing machine, fridge and freezer, double doors open to:

OUTSIDE a courtyard paved garden measures 7.18m x 2.78m (23.5ft x 9.12ft) ideal for a table a chair and a clothes line with a timber garden shed and gate accessing the allocated parking.

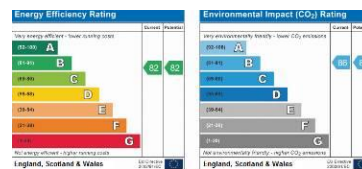
AGENCY NOTES We understand the property is held on a 125 year lease with 116 years remaining. The service charge is £920 pa. and the ground rent £250 pa.

COUNCIL TAX BAND C £1,653.61 for 2019/20

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hologram ©2023



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.



Tylers Independent Estate Agents is a trading name of Tylers Property Partnership Ltd
Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

