

**40 Impala Drive, Cambridge  
Cambridgeshire CB1 9XL  
Guide Price £250,000**

**MA**  
Morris Armitage  
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**GUIDE PRICE £250,000 to £260,000**

**\*\*No Chain\*\*** Morris Armitage are delighted to offer for sale this two bedroom second floor apartment located at the end of a quiet cul-de-sac position within the sought after area of Cherry Hinton. Easily accessible to a range of local amenities including superstore, surgery, schooling and a regular bus service to the city centre. Close to Arm, Addenbrookes Hospital and access to the A11/A14.

Accommodation includes entrance hallway, open plan lounge/diner room, kitchen, two bedrooms and a bathroom. Electric heating.

The property benefits from allocated off road parking and double glazing throughout.

Ideal for first time buyer and investors alike. To view, please call and ask for Paul Houghton.



## Accommodation Details

### Entrance Hallway

With new wood affect flooring, a large storage cupboard and access through to:

### Lounge / Dining Room

16'0" x 13'5" (4.9m x 4.1m)

With new wood affect flooring, large windows to both rear and side aspect, leather sofa and dining room table and chairs

### Kitchen

8'6" x 7'2" (2.6m x 2.2m)

Refitted kitchen with a range of eye level and base level storage units with work top surfaces over, integrated oven, hob with extractor hood above and stainless steel sink and drainer with mixer tap over. Fridge freezer and washing machine are included and double glazed window to rear aspect.

### Master Bedroom

11'9" x 8'6" (3.6m x 2.6m )

With window to rear aspect, double bed and wardrobe.

### Bedroom 2

7'6" x 6'10" (2.3m x 2.1m )

With double glazed window to side aspect.

### Bathroom

6'10" x 6'10" (2.1m x 2.1m)

With wash hand basin, panel sided bath with shower over complete with ceramic tiled surrounds, low level W/C and extractor.

### Outside Area

Externally the property benefits from allocated off road parking.

### Agents Notes

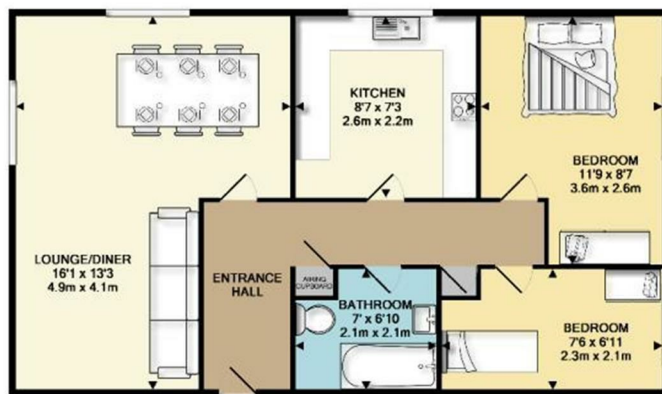
There is no service charge for the group of flats and any property wide costs are shared equally between leaseholders.

Ground Rent is fixed at £200 per year.

118 Years left of 125 Year Lease.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>70</b>	<b>75</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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. Made with Mobotool 52015.

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

