



Pine Court, Cambridge, CB24 9ZT  
£220,000 Leasehold

HOCKEYS  
ESTABLISHED 1885



## SUMMARY

Situated in an excellent position right by the Guided Busway, this first floor flat benefits from a double bedroom, a fully-tiled refitted shower room, living room and a refitted kitchen with a built-in oven and hob and built-in fridge. The property has been redecorated and had new carpets fitted in the last three years, and has a private car park with allocated space to the rear.

## INTERIOR

The accommodation comprises an entrance hall, a double bedroom, a fully-tiled and refitted shower room, living room and a refitted kitchen with an integrated electric oven and hob and integrated fridge. The property has been redecorated and had new carpets fitted in the last three years.

## EXTERIOR

To the rear of the property is a private car park with a single allocated space, plus two further visitors spaces available. There is a shared cupboard on the ground floor which can be used as a bicycle store. There is a lawned area with mature trees to the side.

## LEASE DETAILS

The leasehold has recently been extended and has 97 years remaining.

The annual service charge is approx. £1,800.

The annual ground rent is approx. £250.

## LOCATION

### KEY FEATURES

- First floor flat
- Kitchen with built-in oven and hob
- One double bedroom
- Private car park with allocated space
- Refitted shower room
- Just next to the Guided Busway
- Living room
- Recently extended lease





Both the A14 and M11 are only a short drive away making Impington a highly popular area for commuters. The Guided Busway, which runs from Huntingdon Railway Station to Trumpington Park and Ride, provides a direct link to Cambridge City Centre, Cambridge Railway Station, Addenbrooke's Hospital, Science Park and Cambridge North station.

Impington has a substantial recreation ground that covers 16 acres and includes seven football pitches, two cricket pitches, a tennis court, and a bowls green, as well as a children's play area and a community room. Impington is home to three sports clubs - Histon Football Club which play in non-league football, a children's football club called the Histon Hornets and the Histon Cricket Club which fields a number of both adult and youth teams. There is a convenience store directly across the road from the property and an excellent new café just across the guided busway.

Schooling for 5-7 years olds is provided by Histon & Impington Infant School, rated 'Good' by Ofsted, with 7-11 year olds attending Histon & Impington Junior School, rating 'Outstanding'. Impington Village College is a mixed secondary school and international sixth form college which offer both A-levels and the International Baccalaureate Diploma Programme, also rated 'Good'.



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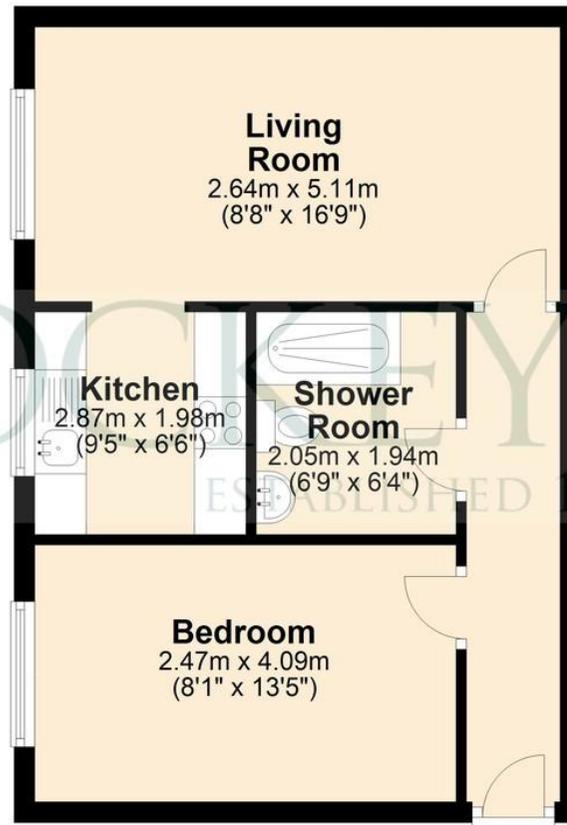
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# HOCKEYS

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## Ground Floor



13 Pine Court, Impington

## ADDITIONAL INFORMATION

**Local Authority**  
South Cambs District Council

**Council Tax Band B**  
2021/2022 Annual £1,549

**Services**  
Mains electricity

**Transport Links**  
Access to Cambridge via A14, M11 and A10  
Guided bus stop – Histon  
Nearest Train Station - Waterbeach 5 miles,  
Cambridge North 7 miles

**Energy Rating**  
Energy Efficiency Rating C

**Tenure & Possession**  
Leasehold

**Vendors Position**  
Chain free

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73   c  | 75   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.