

6 The Mews, Park Avenue, St. Ives, PE27 5JF

THOMAS MORRIS







Guide Price: £220,000 - £240,000

Leasehold

Park Avenue, St. Ives, PE27 5JF

- Maisonette
- Two Double Bedrooms
- En-Suite Shower Room
- Open Plan Kitchen/Living/Dining Area
- Allocated Parking
- Well-Presented Throughout
- Walking Distance to Town Centre
- No Forward Chain
- Leasehold
- Energy Rating: C/79

A two-double bedroom maisonette situated in this sought-after area of St. Ives. Well-placed for the town centre and the Guided Busway, both only a short walk away. For those needing access into Cambridge and Huntingdon, this property is conveniently positioned.

Offered with no forward chain, the property comprises - entrance hall with stairs to the first floor, open plan kitchen/living/dining room with integrated appliances in the kitchen area, two double bedrooms with an en-suite shower room to the principal bedroom and a bathroom. Externally there is off road parking as well as locked bin storage, ideal for storing personal items. The property further benefits from gas radiator heating and allocated parking.

Service charge is £1512 per annum (£756 paid 6-monthly), reviewed annually. The Ground Rent is included in the service charge.
Lease starts from 24/06/2007 for 999 years with 979 years remaining. Lease, Ground rent and maintenance details have been provided by the seller.
Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, lease details must be verified by your solicitor.

Huntingdonshire District Council.
Council Tax Banding B.

These details are subject to approval.

Accommodation

Entrance Hall

Landing Area

Kitchen/Living/Dining Area *23' x 21'3" (7m x 6.48m)*.

Bedroom One *14'1" x 9'6" (4.3m x 2.9m)*.

En-Suite Shower Room

Bedroom Two *10'6" x 8'11" (3.2m x 2.72m)*.

Bathroom







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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