

Flat 14, 1 Houghton Road, St. Ives
PE27 6RG

THOMAS MORRIS







Guide Price: £160,000
Leasehold

Houghton Road, St. Ives, PE27 6RG

- Guide Price £160 000 - £170 000
- First Floor Apartment
- Open Plan Kitchen/Living Area
- South-Facing Juliet Balcony
- Underground Parking
- Local Bus Stop Links to Cambridge Guided Bus
- Close to Town Centre
- Leasehold - Charges Apply
- Energy Rating: 77/C
- NO FORWARD CHAIN

A well-presented first-floor apartment offering modern and comfortable living in a convenient location. The property features a bright open-plan kitchen and living area, complemented by a south-facing Juliet balcony.

Further benefits include secure underground parking, excellent access to transport links with the bust stop opposite the property - linking directly to Cambridge via the Guided Busway. Convenient proximity to the town centre, makes this an ideal home for first-time buyers, professionals or investors.

Offered with no forward chain!

Leasehold: Lease starts from 1st January 2007 for 999 years. Ground Rent is £200 per annum. Service charge is £1336.88 per annum

Lease, Ground rent and Service charge details have been provided by the seller.
Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, lease details and charges must be verified by your solicitor.

Huntingdon District Council Tax Band A.
These details are subject to approval.

Accommodation

Hallway

Kitchen/Living Area *15'4" x 10'9" (4.67m x 3.28m)*.

Bathroom

Bedroom *13'3" x 10'6" (4.04m x 3.2m)*.







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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Thomas Morris
24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB
T: 01480 468066
enquiries.stives@thomasmorris.co.uk

Visit all our properties at
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Leasehold Information
Lease Length: 979 Years .
Ground rent: £200 Per Annum
Service charge: £1,337 Per Annum
Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman