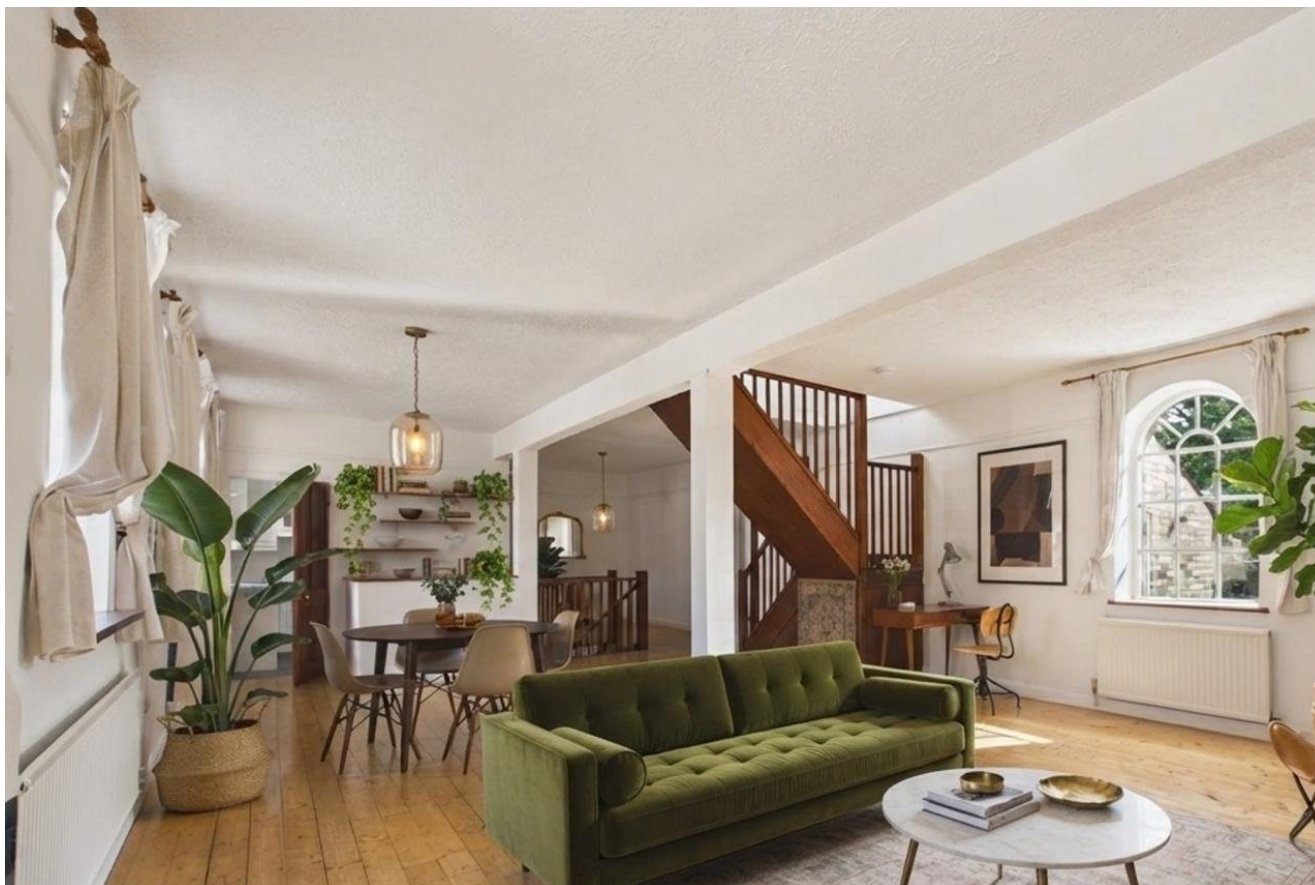




8 Bridge House, London Road, St. Ives, PE27 5FD

TM THOMAS MORRIS



Guide Price: £400,000

Leasehold

London Road, St. Ives, PE27 5FD

- Town-Centre Location Close to Amenities
- AI - Staged Photos
- Three Double Bedrooms
- No Forward Chain
- Sought-After Location
- Carport
- Grade II Listed Property
- Leasehold with Share of Freehold
- Access to Communal Gardens
- Energy Rating: D/61

A rare opportunity to purchase a large three-bedroom apartment metres away from the historic St. Ives Bridge. This 18th Century period property with river views, combines the benefits of a leafy suburb with countryside walks and the amenities of an historic market town. It is just a short walk to the guided busway with convenient access into Cambridge.

Upon entry, the welcoming entrance hall provides ample storage space. The first floor opens to a spacious, open-plan, light-filled lounge and dining area, ideal for family gatherings and entertaining, with the versatility to offer a study area too. Its layout enhances the sense of space and brightness, creating a warm and inviting ambiance. Adjacent is the well-appointed kitchen, with integrated oven and hob, extractor, washing machine and slim line dishwasher. In addition, there is a double bedroom linked to a family bathroom, making this level functional and flexible for family and guests alike.

The second floor boasts two additional generous double bedrooms with exposed beams and storage, and a second family bathroom with bath and overhead shower, providing comfort and privacy. The property further benefits from gas central heating, recently upgraded electrics and mains powered fire detection on each floor.

Outside the property features a large shared and maintained garden overlooking the picturesque river. An idyllic spot to relax and enjoy the quiet surroundings. It is completed with its own private brick built, covered allocated parking space.

Accommodation

Entrance Hall 7'5" x 6'4" (2.26m x 1.93m).

Living Room/Dining Room 17'2" x 38'5" (5.23m x 11.7m).

Kitchen 8'6" x 8'11" (2.6m x 2.72m).

Bedroom 3 9'5" x 14'3" (2.87m x 4.34m).



Bathroom

Utility Room/Storage

Landing

Bedroom 1 15'1" x 12' (4.6m x 3.66m).

Bedroom 2 14'10" x 12'9" (4.52m x 3.89m).



Bathroom

Further Information

This property is offered with no forward chain, presenting an excellent opportunity for a swift and smooth purchase. Don't miss the chance to make this well-located, scenic home yours.

Lease: 999 Years. Start date: 29 September 1998. A peppercorn rent. Share in the Freehold.

Management charge is: £175.59 per calendar month, this covers ground rent, general maintenance to communal areas, lease charges and buildings insurance.

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.

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

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.



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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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