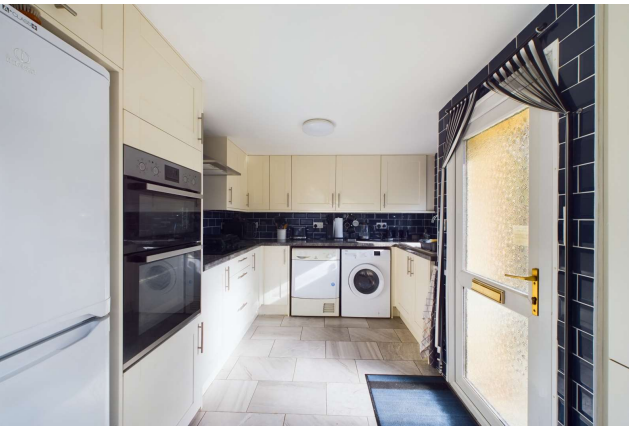




15 Willow Way, St. Ives, PE27 5NU





# Asking Price: £140,000

## Freehold

Willow Way, St. Ives, PE27 5NU

---

- Park Home
  - Two Double Bedrooms
  - Kitchen/Dining Room
  - Refitted Shower Room
  - Well Presented Throughout
  - Front and Rear Gardens
  - Off Road Parking
  - No Forward Chain
  - Freehold
  - Energy Rating Exempt
- 

A peaceful oasis in this warm community, a relaxing haven with other mature adults at that special time in life.

A two-bedroom park home situated on this over 55s development within St. Ives. The property is situated only a short walk to the town centre, Waitrose and the Guided Busway which offers easy and convenient access into Cambridge.

Accommodation comprises - living area that opens to the kitchen/dining room with space for appliances, inner hallway, two double bedrooms and refitted shower room.

The property further benefits from paved driveway offering parking for one vehicle, communal parking area and front and rear gardens. The pitch fee is £1716 per annum which includes water and reviewed annually.

A 10% commission is payable to the Park Homeowners, by the buyer upon a sale.

These details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, details must be verified by your solicitor.

Huntingdonshire District Council.

Council Tax Banding A.

These details are subject to approval.

# Accommodation

**Kitchen/Dining Room** 17'10" x 9'4" (5.44m x 2.84m).

**Living Room** 14'10" x 9'6" (4.52m x 2.9m).

**Bedroom 1** 13'5" x 9'5" (4.1m x 2.87m).

**Bedroom 2** 10'10" x 9'5" (3.3m x 2.87m).

**Shower Room**



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 £60 including 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.



### Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,

PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

Visit all our properties at  
[thomasmorris.co.uk](http://thomasmorris.co.uk)



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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

