



18 Bridgefoot, St. Ives, PE27 5EP



Guide Price: £269,500

Leasehold

Bridgefoot, St. Ives, PE27 5EP

- Second Floor Apartment
 - Over 55s Development
 - Two Bedrooms
 - Refitted Kitchen
 - Lounge/Diner
 - Balcony With River Views
 - Leasehold 999 years from 29 September 1982.
 - Communal Gardens Leading to River
 - No Forward Chain
 - Energy Rating: D/59
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A two-bedroom second floor apartment situated in this over 55's development within the town centre. The property is a very short walk to St. Ives town centre and all the amenities it has to offer, as well as being close to the Guided Busway which offers easy and convenient access into both Huntingdon and Cambridge.

The property comprises - Communal entrance with stairs and a lift to the first floor, entrance into the property which then offers a lounge/diner with doors onto the balcony with views over the communal gardens and over the river towards the town centre, beautifully refitted kitchen with space for appliances, two bedrooms and bathroom. The property further benefits from a communal parking area and lovely communal gardens and grounds which lead down to the river with fantastic views to enjoy.

There are 999 years on the lease, which started on 29th September 1982. The annual ground rent and service charge are combined at £3116.68 per Annum and are reviewed annually. Council Tax band is C. Energy Rating is: D/59.

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.

These details are subject to approval.

Accommodation

Communal Entrance Hall

Entrance Hall

Lounge/Diner 15'3" x 15'2" (4.65m x 4.62m).

Kitchen 11'3" x 7'2" (3.43m x 2.18m).

Bedroom 1 15'3" x 9'10" (4.65m x 3m).

Bedroom 2 12'10" x 8'6" (3.9m x 2.6m).

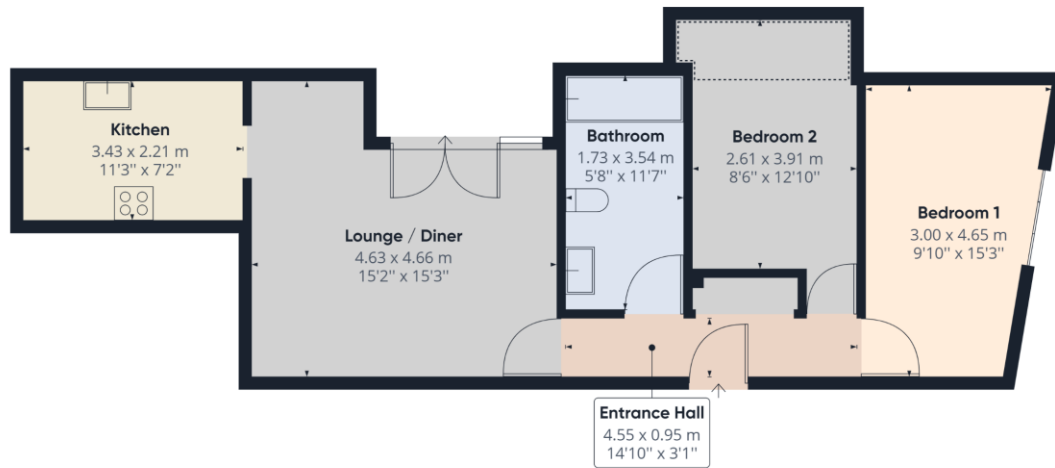
Bathroom

Communal Lounge

Communal Gardens



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.



Approximate total area⁽¹⁾

658.06 ft²
61.14 m²

Reduced headroom

26.94 ft²
2.50 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 Sales & Lettings.

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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Leasehold Information

Lease Length: 957 Years .

Ground rent: £0 Per Annum

Service charge: £3,117 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.

