



65 Dart Close, St. Ives, PE27 3JA





Offers in excess of: £160,000

Leasehold

Dart Close, St. Ives, PE27 3JA

- First Floor Apartment
 - Two Double Bedrooms
 - Open Plan Kitchen/Living Area
 - UPVC Double Glazing
 - Gas Radiator Heating
 - Allocated Parking
 - Walking Distance to Guided Bus Stops
 - Popular Location
 - Leasehold
 - Energy Rating: C/76
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Investment or First-Time Buyers within walking distance of amenities for shops and local schools and lots of leisure and entertainment opportunities!

The property is a two-double bedroom first-floor apartment situated in this popular area of St. Ives, offered with no forward chain. The property is only a short walk from the Guided Bus stops, offering easy and convenient access into both Cambridge and Huntingdon.

Accommodation comprises - Communal entrance hall, hallway, lounge opening to kitchen, two double bedrooms and bathroom. One allocated parking space.

Service Charge is £1,153.78 pa includes ground rent, upkeep of communal areas, communal lighting.

Lease starts 25 December 1989 for 999 years. 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 Tax Band: B
These details are subject to approval.



Accommodation

Communal Entrance Hall

Entrance Hall

Lounge/Diner 17'1" x 12'2" (5.2m x 3.7m).

Kitchen 11'1" x 7' (3.38m x 2.13m).

Bedroom 1 13' x 9'2" (3.96m x 2.8m).

Bedroom 2 13' x 6'1" (3.96m x 1.85m).

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 £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.

First Floor



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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.

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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