



G4/5 The Old Mill, London Road
St. Ives, PE27 5EY

 **THOMAS MORRIS**



Guide Price: £535,000

Leasehold

London Road, St. Ives, PE27 5EY

- Exclusive Ground Floor Apartment
- Two/Three Bedrooms
- En-Suite Shower Room
- Town Centre Location
- Fantastic River Views
- Two Allocated Parking Spaces
- Walking Distance to Guided Bus
- Charges Apply
- Leasehold
- Energy Rating: D/57

A rarely available two/three bedroom ground floor apartment, located in the popular The Old Mill. Formerly two apartments, which have been converted into one creating bright and spacious living accommodation. Walking distance to the town centre and the Guided Busway.

Accommodation comprises - entrance hall, kitchen/breakfast room, living room, a versatile dining room/bedroom three, two further bedrooms with en-suite and dressing room to principal bedroom and bathroom.

The property further benefits from a beautiful outside decked seating area with fantastic views over the river and two allocated parking spaces. The Old Mill building also features a lift.

There is a 150 year lease from January 1997. The vendor informs us that the current Maintenance Charge is £745.21 per quarter, reviewed annually.

These 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.

Huntingdonshire District Council.
Council Tax Banding D.



Accommodation

Entrance Hall

Kitchen/Breakfast Room 17'9" x 7'3" (5.4m x 2.2m).

Living Room 19'10" x 12'2" (6.05m x 3.7m).

Dining Room/Bedroom 3 9'1" x 8'7" (2.77m x 2.62m).

Bedroom 1 13' x 11'10" (3.96m x 3.6m).

Dressing Area 6' x 5'3" (1.83m x 1.6m).

En-Suite Shower Room

Bedroom 2 9'3" x 10'11" (2.82m x 3.33m).

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.



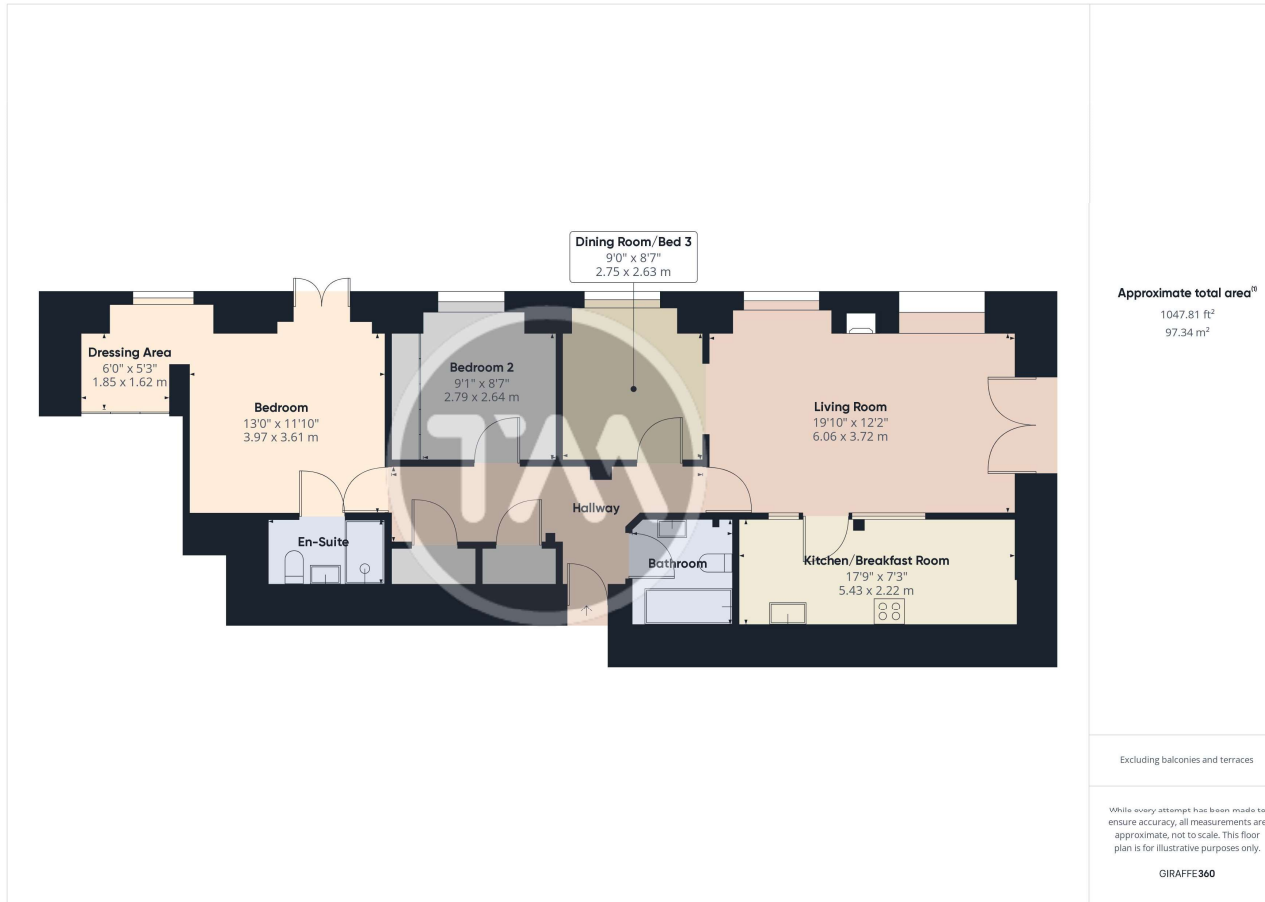
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Disclaimer

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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