

6 Leas Close, St. Ives, PE27 5QL

Guide Price: £240,000

Leasehold

Leas Close, St. Ives, PE27 5QL

- Maisonette
 - Gated Development
 - Two Double Bedrooms
 - Living Room/Dining Room
 - Allocated Parking Space
 - Walking Distance to Town Centre
 - Close to Guided Busway
 - No Forward Chain
 - Leasehold - charges apply
 - Energy Rating: C/79
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A two-double bedroom maisonette situated in this secure gated development just outside of the town centre. Walking distance to amenities, coffee shops and restaurants as-well-as being in close proximity to the Guided Busway which provides easy access into Cambridge.

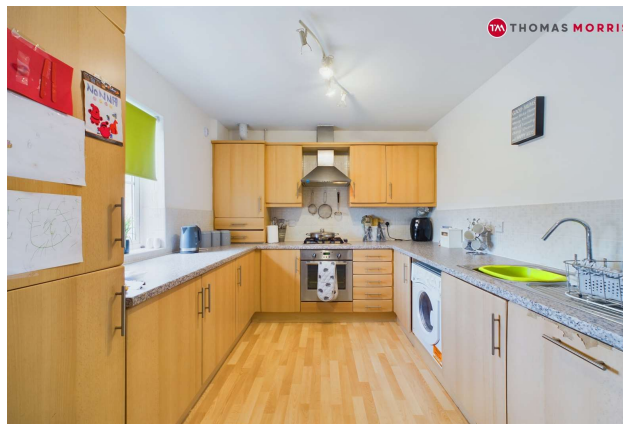
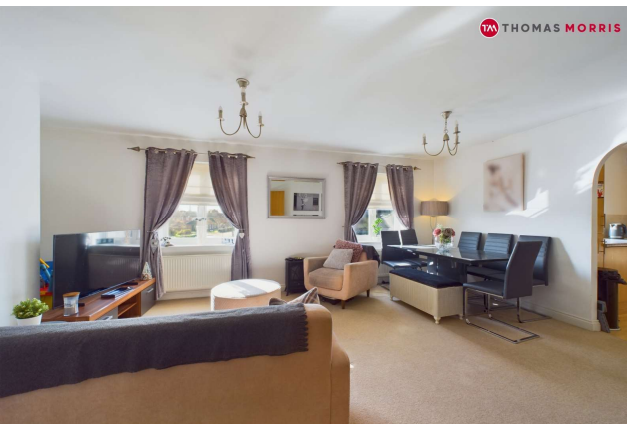
The property is offered with no forward chain and comprises - entrance hall with stairs to first floor, living room/dining room opening to the kitchen with integrated fridge/freezer and dishwasher, two double bedrooms and a Jack and Jill bathroom.

The property further benefits from an allocated parking space to the rear, visitor parking to the front and some communal lawn areas.

Lease: 125 years from 1st January 2005.
 Ground rent: £125 pa, paid 6-monthly.
 Service charge: £1060 pa, paid 6-monthly.

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.
 Council Tax Banding C.
 These details are subject to approval.



Accommodation

Entrance Hall

Landing

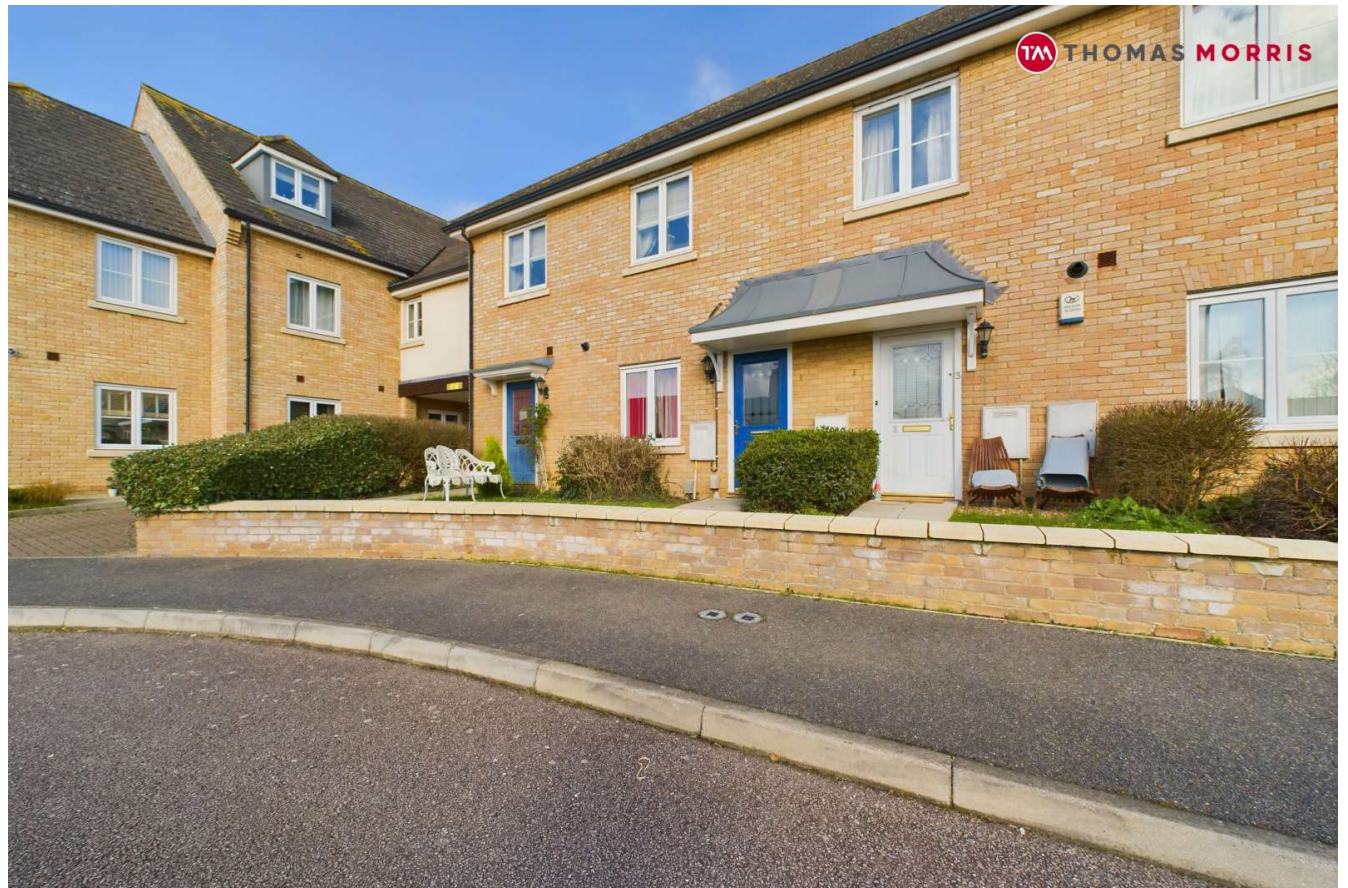
Living Room/Dining Room 17'8" x 14'1" (5.38m x 4.3m).

Kitchen 9'11" x 9'1" (3.02m x 2.77m).

Bedroom 1 13'7" x 9'6" (4.14m x 2.9m).

Bedroom 2 9'11" x 9'8" (3.02m x 2.95m).

Jack n Jill 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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