



18 Brook Way, St. Ives, PE27 5NT



Asking Price: £100,000

Freehold

Brook Way, St. Ives, PE27 5NT

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Detached
- Enclosed Garden
- Parking area
- Over 55s
- Very Close to Town Centre
- Charges apply

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 with space for appliances, inner hallway, two bedrooms and shower room.

The property further benefits from paved driveway offering parking for one vehicle, communal parking area and enclosed garden.

The pitch fee is £1450.68 per annum and reviewed annually. There is a water charge of £7.90 per month.

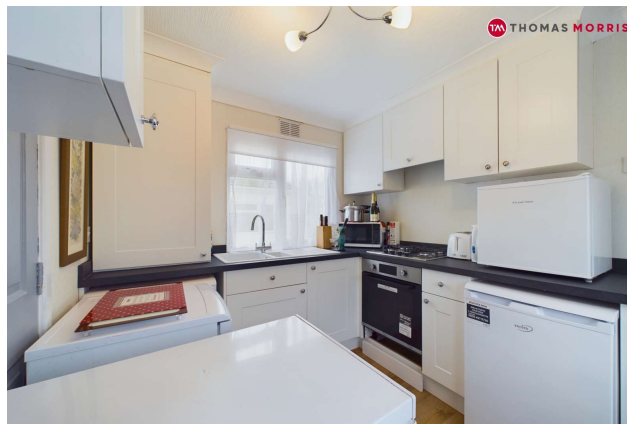
A 10% commission is payable to the Park Homeowners, by the buyer upon a sale.

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

## Entrance Hall

Living Room 12'11" x 9'5" (3.94m x 2.87m).

Kitchen 7'11" x 9'4" (2.41m x 2.84m).

Bedroom 7'11" x 7'6" (2.41m x 2.29m).

Bedroom 2 8'1" x 6'8" (2.46m x 2.03m).



## 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.



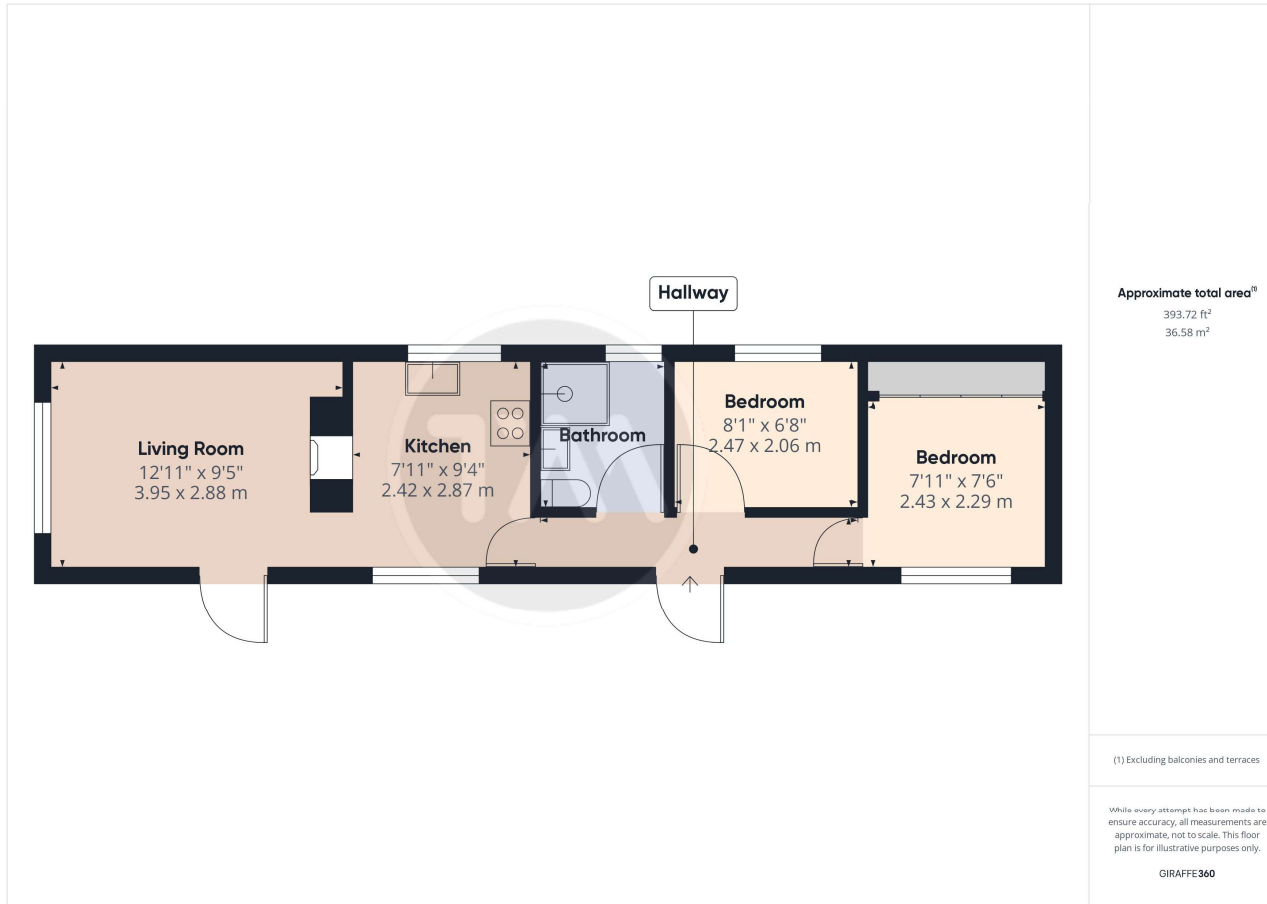
## Thomas Morris

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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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