



Station Approach, Somersham

In Excess of £135,000



- First Floor Flat
- One Double Bedroom
- Open Plan Living Accommodation
- Communal Rear Garden
- Perfect First Time Buy or Investment
- Family Bathroom
- 400 sq Foot of Accommodation
- Off Road Parking
- Well Presented Throughout
- Viewing Highly Recommended

Tenure: Leasehold

Management Company: Warwick Estates

Management Charge Cost: £1260.16 per annum. Reviewed annually

Ground Rent Company: Moreland Estate Management

Ground Rent Charge: £825.56 per annum. Reviewed every 25 years

Postcode for SatNav: PE28 3JD

What3Words Location::///evolving.plodding.dorm

Property Constructed: 2007

Council Tax Band: A

EPC Rating: C

Conservation Area: No

Heating Type: Electric Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage, Fibre to Premises

Current Owner Purchased Property: 2024

Seller's Onward Movements: Upsizing Locally

Rear Garden Aspect: East

Rear Garden Boundaries: All

School Catchment: Somersham Primary, Cromwell Community

College, Abbey College Ramsey, St Ivo

Water Meter: Yes, to front

UPVC Windows: Since new

Loft: Part-boarded

Allocated parking to rear.



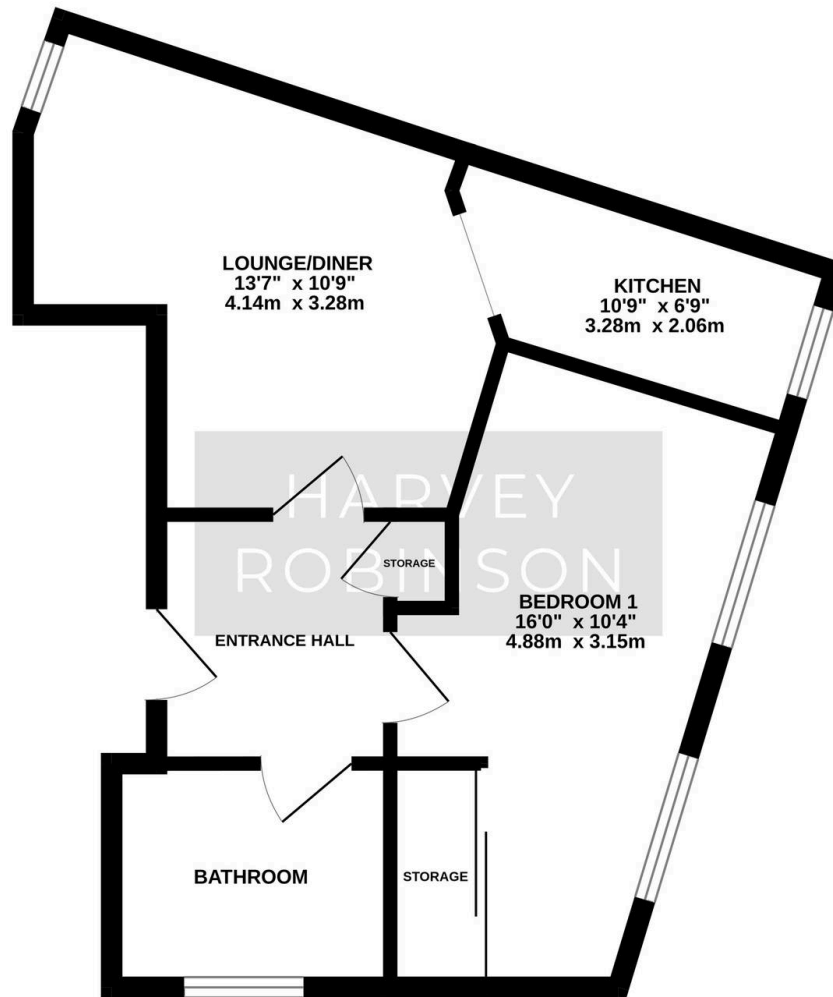


LOCATION SUMMARY

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals. Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks. In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. One of the area's biggest draws is its proximity to Cambridge via the A1307 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.



FIRST FLOOR
399 sq.ft. (37.1 sq.m.) approx.





Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.