



41 The Brambles Limes Park Road, St. Ives
£130,000



HARVEY
ROBINSON

41 The Brambles Limes Park Road

St. Ives

- First Floor Apartment
- One Double Bedroom
- Open Plan Living Accommodation
- Off Road Parking Provision
- Refitted Family Bathroom
- Walking Distance to Guided Bus
- Impressive Field Views
- Communal Garden Space
- No Forward Chain
- Viewing Essential

FAQ's

Tenure: Leasehold

Post Code for SatNav: PE27 5NJ

What3Words Location: sprawls.scooters.paddlers

Current Owners Purchased Property: 11 Years Ago

Seller's Onward Movements: No Forward Chain

Property Constructed: 1985

Council Tax Band: B

EPC Rating: D

Lease Length Remaining: 85 Years

Management Company: First Port

Maintenance Charge: £1070 per annum reviewed annually

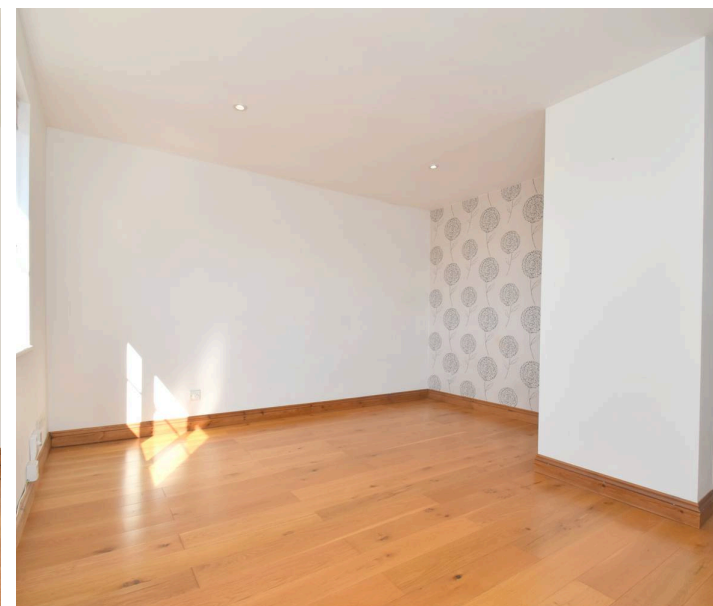
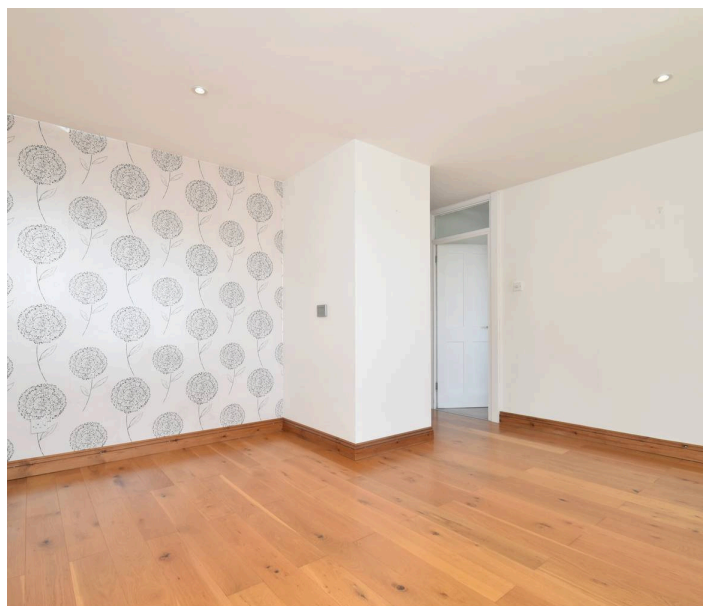
Maintenance Charge Covers: Communal gardens, lighting and the maintenance of the exterior of the building and all communal areas.

Ground Rent: £160 per annum, reviewed annually

Ground Rent Paid To: E&M Ltd

Water Meter:

Yes Loft: Part-Boarded

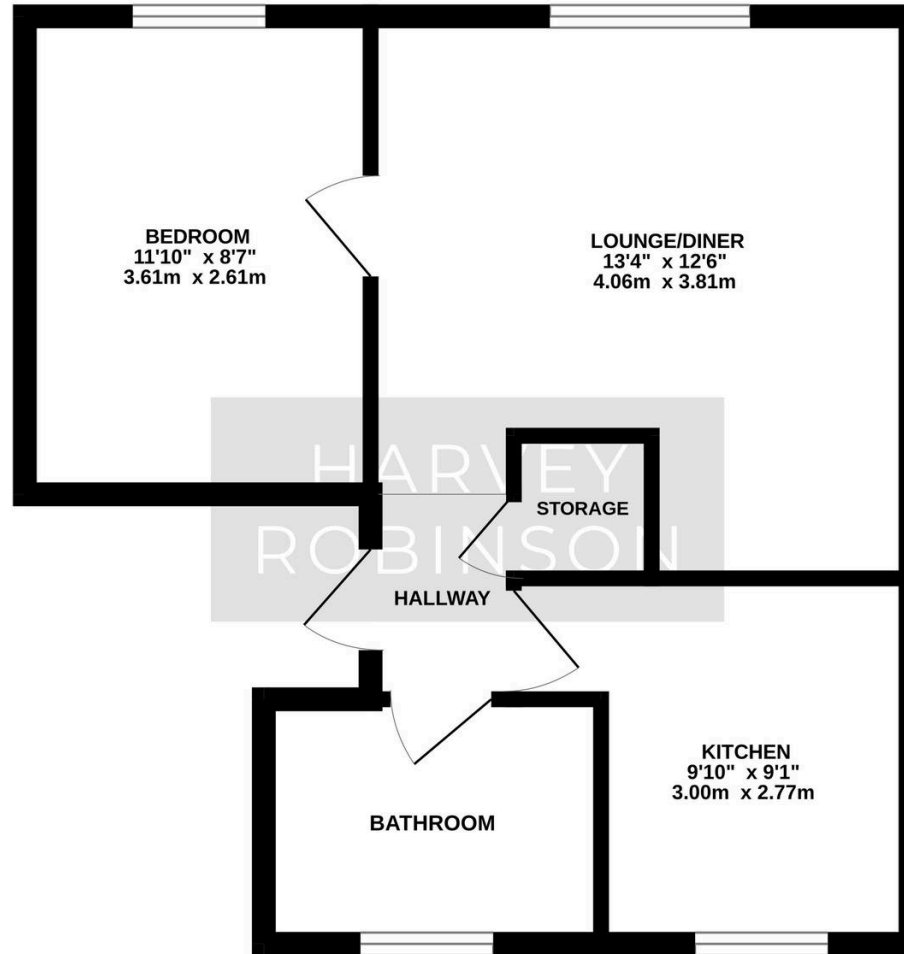


PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer, for sale, this immaculately presented first floor flat in the popular 'Limes Park' development in St Ives. Constructed in 1985, this spacious one bedroom flat is available with vacant possession and no forward chain and would make an excellent first time buy or investment. Accessed via a secure and gated communal entrance, the property benefits from its own front door. The accommodation within, in brief, comprises one double bedroom, a fitted kitchen with electric oven and hob with ample additional appliance space, an open plan lounge diner and a refitted family bathroom. The property benefits from UPVC double glazing throughout, electric heaters and underfloor heating in the living area as well as impressive fields views to the rear. Outside, there are communal gardens that are enjoyed by a number of the residents of this quiet and well-established development. The property further benefits from an allocated parking space, ample visitor parking and access to a communal bin store and bike rack. The property is well presented throughout and must be viewed to be appreciated. Properties of this calibre do not last on the market for long so please do not hesitate to contact our St Ives office to arrange your viewing.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.





LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent 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. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.



GENERAL

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk) Rated Exceptional in Best Estate Agent Guide 2023 & 2024 British Property Awards 2023 & 2024 - Gold Winner British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

EPC Rating: C

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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