



TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Stunning Period Conversion
- One Bedroom Apartment
- Open plan Lounge/Kitchen
- Investment Buyers Only
- En-Suite to Master
- Secure Gated Parking
- Integrated Appliances
- Town Centre Location
- Steps From Guided Busway



PRIORY ROAD, ST. IVES

1 1 1 EPC TBC

Beautifully presented and high specification one bedroom first floor apartment located in this stunning period conversion just steps from the town centre with gated parking and garden. Accommodation comprising impressive communal hall, entrance hall, cloakroom/utility room, open plan lounge/diner and kitchen with integrated white goods, double bedroom with en-suite shower room and separate study. The property also benefits from an allocated parking space in a gated secure area. This property is unique within the town and is located towards the rear of the priory building bringing piece and quite within this very desirable development.

GUIDE PRICE
£230,000

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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A stunning conversion of a Victorian manor house creating 11 spacious, luxury apartments all just a stones throw from the charming quay in St Ives and the guided busway station. All apartments in the building have been finished with high end materials including engineered oak flooring, porcelain tiles, oak doors, hand crafted double glazed windows and Neff integrated appliances.

This particular apartment is situated on the first floor of the building and benefits from gas central heating, beautifully landscaped gardens and a gated car park for residents with the added security of CCTV.

ENTRANCE HALL

7' 02" x 3' 07" (2.18m x 1.09m)

Engineered oak flooring, doors to all rooms, entry phone.

CLOAKROOM

5' 04" x 3' 07" (1.63m x 1.09m)

Fully tiled, radiator, low level WC with concealed cistern, wall mounted wash hand basin, mirror, washer/dryer with laminate work surface over, extractor fan.

LOUNGE/DINER

17' 05" x 15' 04" (5.31m x 4.67m)

Open plan and forming part of the kitchen, engineered oak flooring, sash windows to the front aspect, radiator.

STUDY

7' 11" x 7' 02" (2.41m x 2.18m)

Engineered oak flooring, radiator, double glazed sash window to rear aspect, bi fold glass doors opening up to lounge.

KITCHEN AREA

Tiled flooring, fitted wall and base units with laminate work surface over, inset stainless steel sink and drainer. Integrated appliances to include, fridge freezer, slim line dishwasher, microwave, electric oven, 4 ring halogen hob and overhead extractor fan.

MASTER BEDROOM

16' 09" x 10' 06" (5.11m x 3.2m)

Engineered oak flooring, large double glazed period window to rear aspect, built in double wardrobe, radiator.

ENSUITE

7' 10" x 3' 07" (2.39m x 1.09m)

Fully tiled, shower cubicle with mains fed shower, low level WC with concealed cistern, wall mounted wash hand basin, mirror, extractor fan, heated towel rail, shaving port.

OUTSIDE

Beautifully landscaped communal gardens, situated to the rear of the property with gated access to the side of the property, with use of park bench style tables for all residents. There is also an area to securely store your bicycles.

Allocated parking spaces are situated to the front of the building with an electric gate with key fob entry for access, at least one parking space per apartment. Individual bin stores and wheelie bins. CCTV is present in communal.

AGENTS NOTE

The property is leasehold and the following applies

Lease Length: 125 Years from 2020

Ground Rent: TBA

Maintenance Charge: TBA

Maintenance Charge includes the following: Communal heating and electricity, upkeep of all internal and external communal areas, home insurance and upkeep of the exterior of the property.

NOTE TO PURCHASERS

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