

KATY POORE

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Property Information Report

London Road

St. Ives, PE27

Report compiled

2nd July 2024

For me...it's personal!

Hi there, I'm Katy and I have devoted the last 18 years to estate agency right here in the quaint market town of St Ives, Cambridgeshire and surrounding areas. During this journey, I have built a formidable reputation for offering reliable and expert advice to my clients, and now I'm excited to offer my own personal service.

Customer service is at the core of my approach. I'm not your typical "9 to 5" estate agent. I'm here whenever you need assistance, whether it's taking calls or responding to texts, WhatsApp's, Facebook messages, emails, calls, however you like to communicate you are not just a number to me, I've got your back and you've got my mobile number!

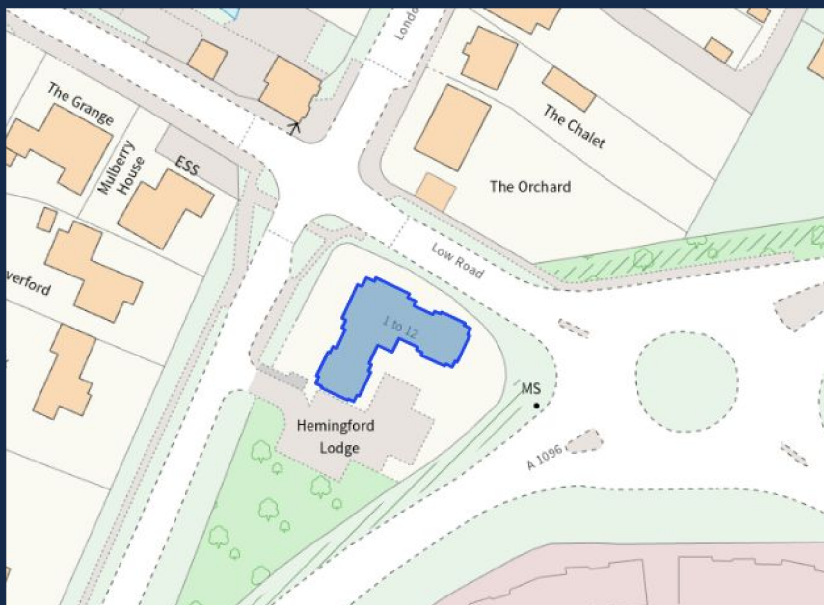
Katy Poore

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Your Property

London Road

St. Ives, PE27



Property Details

Type of Home Flats/Maisonettes

Tenure Leasehold

Number of Bedrooms 2
Actual

Lease Term 125 Years Start Date 25th Apr 2008
Time Remaining 108 Years End Date 25th Apr 2133

Title Number CB361597

Local Authority Huntingdonshire

Constituency -

Ward St Ives South

Energy Performance B

Council Tax Band B
Current Annual Charge – £1,705*

* May vary slightly for local parish council differences

Katy Poore
07930019620
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Mobile Coverage

EE Okay O2 Good
Three Okay Vodafone Good

Estimated Broadband Speeds

10Mb Basic 80Mb Superfast
1000Mb Ultrafast 1000Mb Overall

Flood Risk

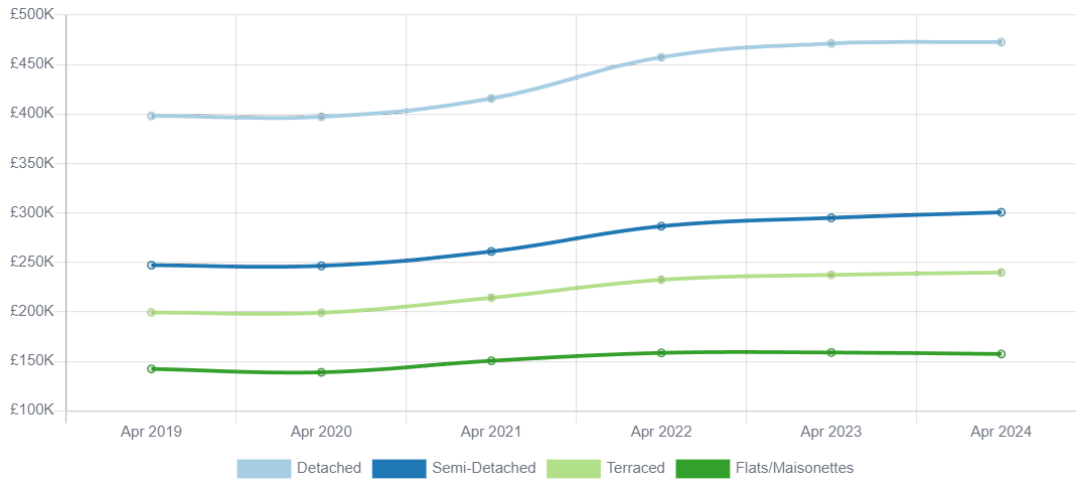
Low – Each year, there is a chance of flooding of between 1 in 100 (1%) and 1 in 1000 (0.1%)

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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£185,303

Average price for a Flats/Maisonettes property in PE27

1,552

Number of Flats/Maisonettes properties in PE27

£301,957

Average price for a Flats/Maisonettes property in England

£49,141 ↑ 19%

Average Price Change since 2019

£15,091 ↑ 11%

Flats/Maisonettes Price Change

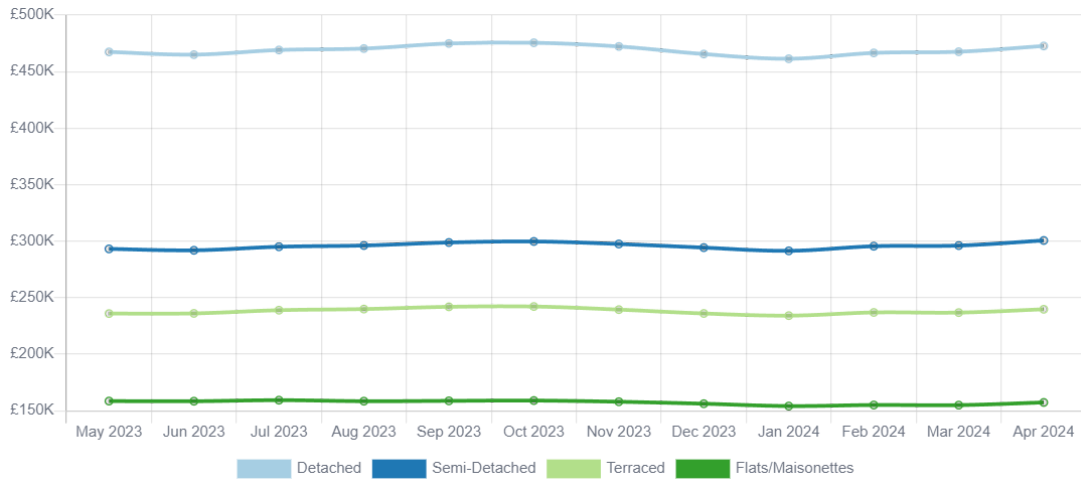
1484

Number of Flats/Maisonettes Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£319,534

Average price for property in PE27

10,371

Number of properties in PE27

£385,794

Average price for a property in England

£2,282 ↑ 1%

Average Price Change
Last 12 Months

£1,541 ↓ 1%

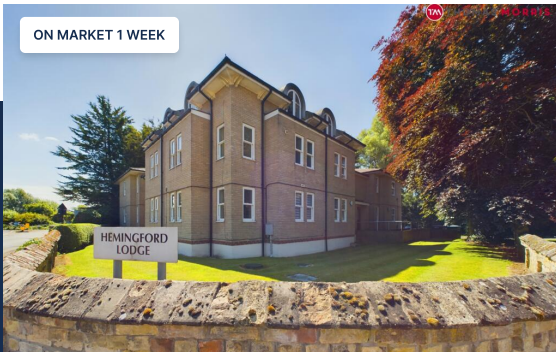
Flats/Maisonettes Price Change
Last 12 Months

18

Number of Flats/Maisonettes
Transactions
Last 12 Months

Local Sales Activity

ON MARKET 1 WEEK




London Road **£260,000**
Offers over

📏 19 metres 🏠 2 🏠 Flats/Maisonettes

LISTED 2 MONTHS AGO

SOLD STC



Limes Park **£230,000**
Offers over

📏 0.30 km 🏠 2 🏠 Terraced

LISTED 2 MONTHS AGO

SOLD STC

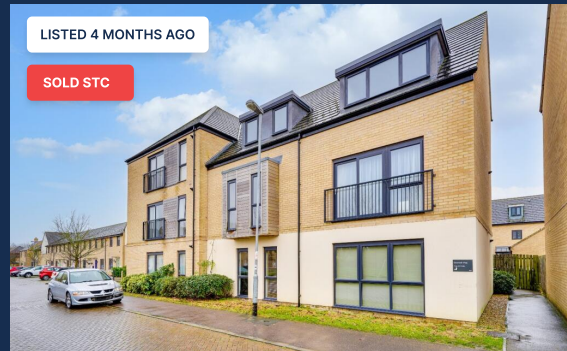


Maytrees **£200,000**
Offers over

📏 0.36 km 🏠 2 🏠 Terraced

LISTED 4 MONTHS AGO


SOLD STC



Dunnock Way **£220,000**
Offers over

📏 0.46 km 🏠 2 🏠 Flats/Maisonettes

ON MARKET 2 WEEKS



London Road **£300,000**
Offers over

📏 0.58 km 🏠 2 🏠 Flats/Maisonettes

ON MARKET 10 MONTHS



London Road **£250,000**
Offers over

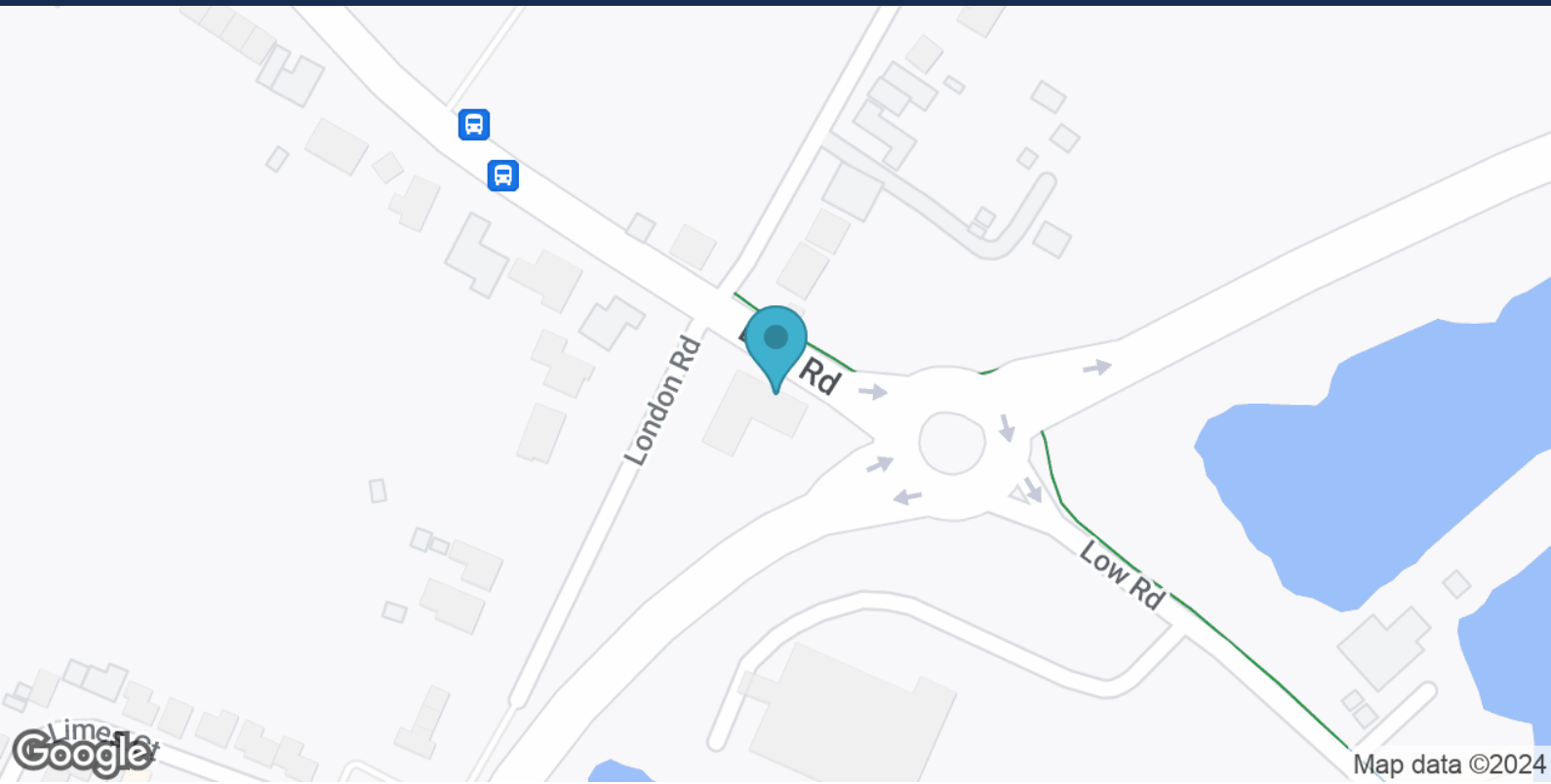
📏 0.60 km 🏠 2 🏠 Flats/Maisonettes

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Thorndown Primary School	PE27 6SE	Nursery, Primary	0.93 km	Good
B Wheatfields Primary School	PE27 3WF	Primary	0.93 km	Good
C Hemingford Grey Primary School	PE28 9DU	Primary	1.05 km	Good
D Westfield Junior School	PE27 5RG	Primary	1.41 km	Good
E Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	1.42 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J13 of A1(M)	12.90 km

Nearest Train Station *

NAME	DISTANCE
Huntingdon Rail Station	7.71 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	21.03 km

*Details provided by Department for Transport