

KATY POORE

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Property Information Report

# The Brambles Limes Park Road

St. Ives, PE27

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Report compiled

8th October 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!

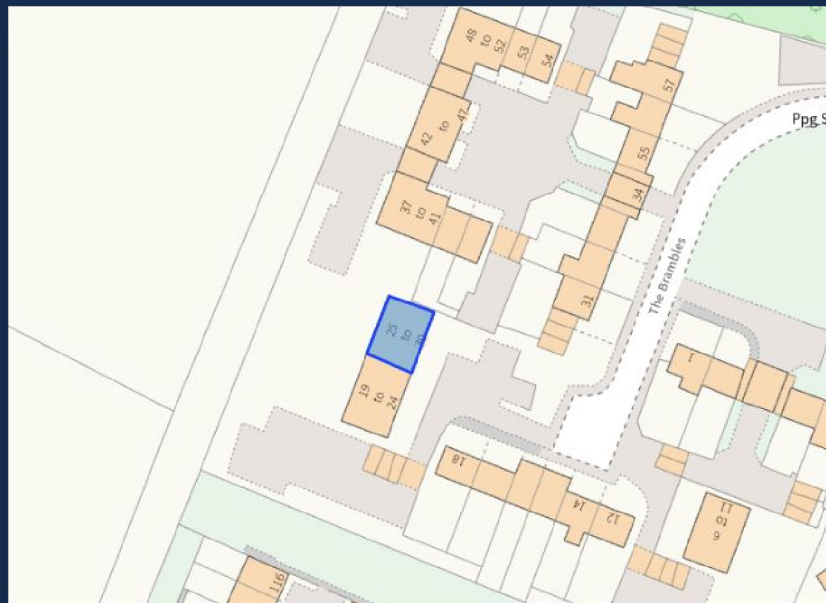
## **Katy Poore**

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# Your Property

## The Brambles Limes Park...

St. Ives, PE27



### Property Details

Type of Home	Flats/Maisonettes		
Tenure	Leasehold		
Number of Bedrooms	2 <i>Actual</i>		
Lease Term	125 Years	Start Date	12th Aug 1985
Time Remaining	85 Years	End Date	12th Aug 2110
Title Number	CB68270		
Local Authority	Huntingdonshire		
Constituency	-		
Ward	Hemingford Grey & Houghton		
Energy Performance	D		
Council Tax	Band B Current Annual Charge – £1,705*		

\* May vary slightly for local parish council differences

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### Mobile Coverage

EE	Poor	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

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

### Flood Risk

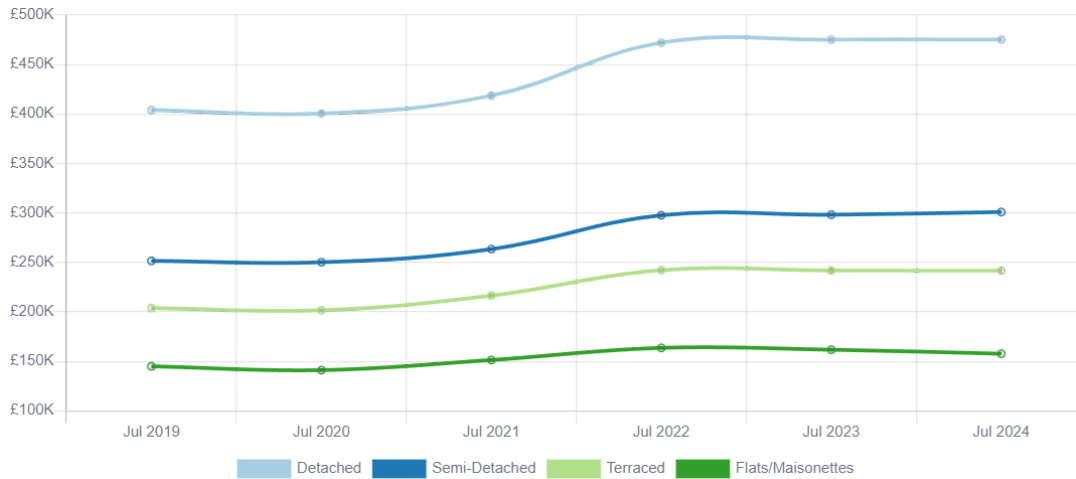
**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£182,141**

Average price for a Flats/Maisonettes property in PE27

**1,540**

Number of Flats/Maisonettes properties in PE27

**£304,221**

Average price for a Flats/Maisonettes property in England

**£45,965** ↑ 18%

Average Price Change since 2019

**£12,737** ↑ 9%

Flats/Maisonettes Price Change

**1497**

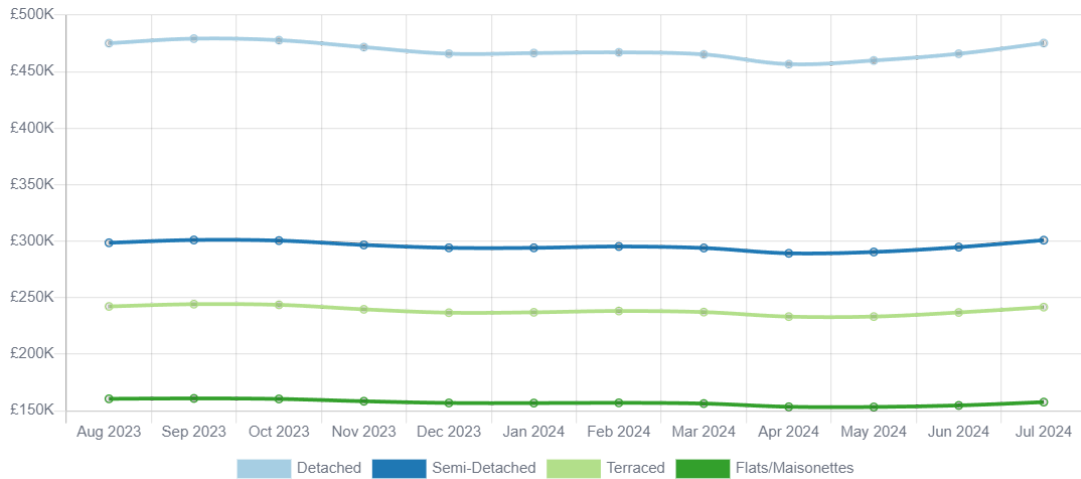
Number of Flats/Maisonettes Transactions



# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£334,395**

Average price for property in PE27

**10,373**

Number of properties in PE27

**£377,650**

Average price for a property in England

**£210** → 0%

Average Price Change  
Last 12 Months

**£4,035** ↓ 2%

Flats/Maisonettes Price Change  
Last 12 Months


**17**

Number of Flats/Maisonettes  
Transactions  
Last 12 Months

# Local Sales Activity

LISTED 8 MONTHS AGO

SOLD STC




Limes Park Road

£130,000  
Offers over

📏 20 metres 🏠 1 🏠 Flats/Maisonettes

ON MARKET 3 WEEKS




The Brambles

£160,000  
Offers over

📏 23 metres 🏠 2 🏠 Flats/Maisonettes

LISTED 6 MONTHS AGO

SOLD STC



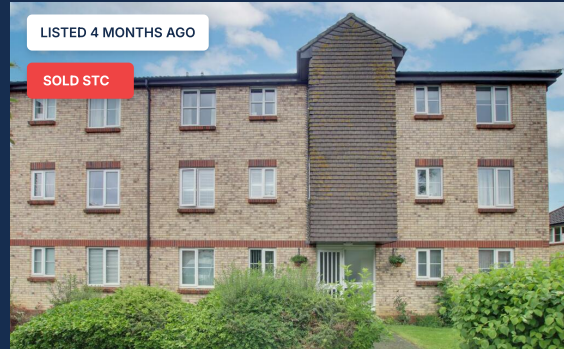
The Brambles

£165,000  
Offers over

📏 28 metres 🏠 2 🏠 Flats/Maisonettes

LISTED 4 MONTHS AGO

SOLD STC



The Brambles

£175,000  
Offers over

📏 28 metres 🏠 2 🏠 Flats/Maisonettes

ON MARKET 7 MONTHS




The Brambles

£160,000  
Offers over

📏 32 metres 🏠 2 🏠 Flats/Maisonettes

LISTED 6 MONTHS AGO

SOLD STC



Limes Park

£230,000  
Offers over

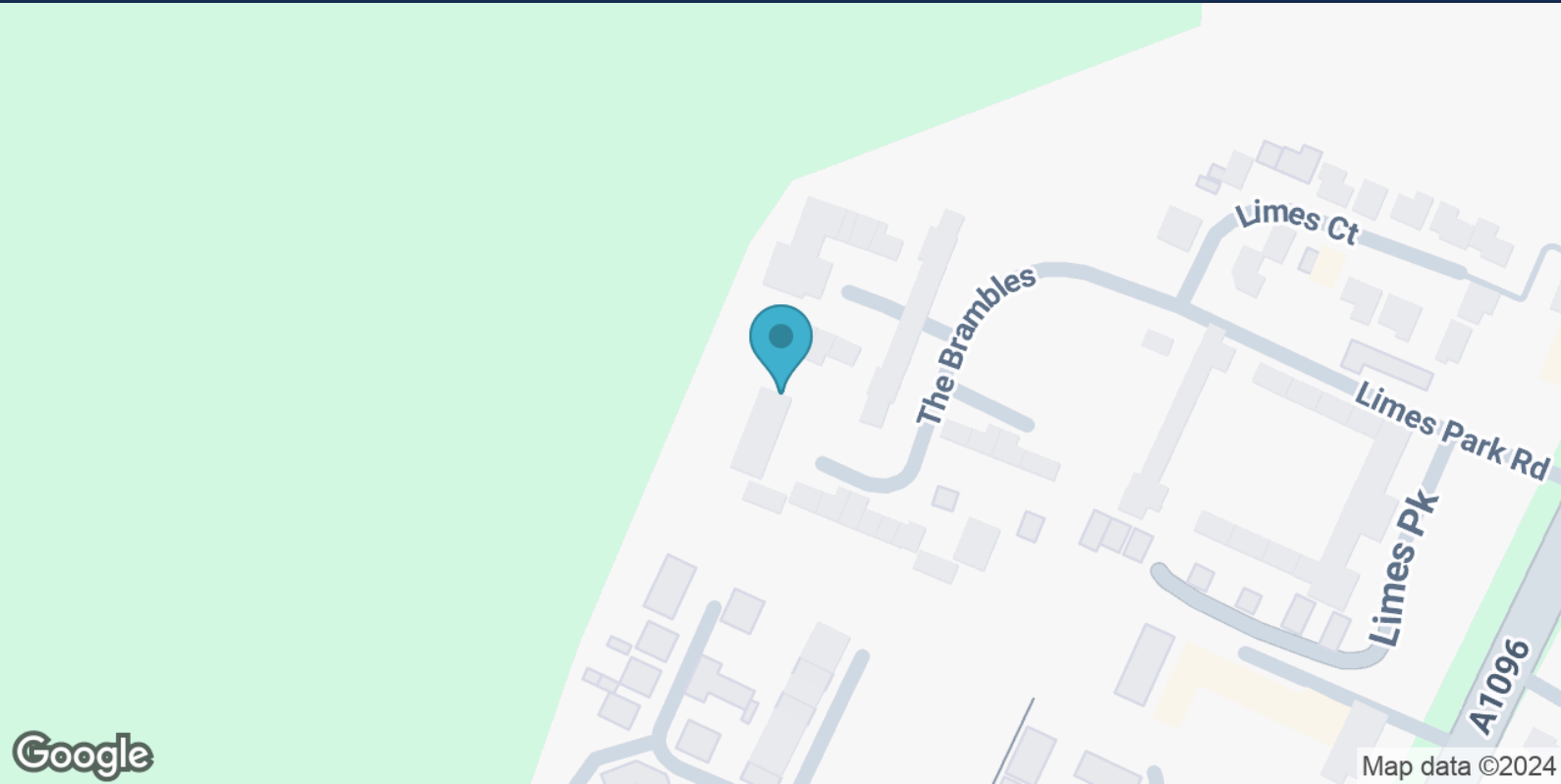
📏 0.14 km 🏠 2 🏠 Terraced

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Hemingford Grey Primary School	PE28 9DU	Primary	0.77 km	Good
<b>B</b> Thorndown Primary School	PE27 6SE	Nursery, Primary	1.29 km	Good
<b>C</b> Wheatfields Primary School	PE27 3WF	Primary	1.29 km	Good
<b>D</b> St Ivo Academy	PE27 6RR	Secondary, Post 16	1.67 km	Not rated
<b>E</b> Westfield Junior School	PE27 5RG	Primary	1.68 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	12.63 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	7.39 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	21.24 km

\*Details provided by Department for Transport

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# Your Agent

## Katy Poore

Owner



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### Mobile Number

07930019620

### Office

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<https://katypoore.exp.uk.com/>

## About Katy Poore

I've been in estate agency for nearly 20 years in the lovely town of St Ives and local villages.

With a humble approach and a focus on integrity, I've built a reputation for delivering great results for my clients.

Feel free to reach out anytime – I'm just a phone call (text or whatsapp whatever you prefer) away and always happy to help!

KATY POORE



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