



HARVEY ROBINSON

Offers In Excess Of

£140,000

Station Approach

Somersham, PE28 3JD

- First Floor Flat
- Apartment Building with Just Four Flats
- One Double Bedroom
- Family Bathroom

- Lounge Diner
- Sought After Village Location
- Immaculately Presented Throughout
- Communal Garden Space



PROPERTY SUMMARY

Harvey Robinson St Ives are delighted to present for sale this immaculately presented one-bedroom flat, on the edge of the beloved village of Somersham. Offering a spacious interior and communal outside space, this property in brief comprises an entrance hallway, a bright three-piece family bathroom, a generous double bedroom with views to the front of the property, a spacious and immaculately presented lounge diner, and a separate kitchen. There is also ample storage located within the property. The flat is located on the first floor of a building of just three other properties, with a communal front door located just off the main road. The rear garden space is safely tucked away behind a locked gate and is west facing for evening sun. There is also allocated off-road parking to the rear of the building. Viewings of this delightful property are essential to truly appreciate it and can be arranged by contacting the St Ives office.



LOCATION AND AMENITIES

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 A1309 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.





FAQ'S

Tenure: Leasehold

Management Company: Warwick Estates

Management Charge Cost: c. £780 p/a

Ground Rent Company: Moorlands Estates

Ground Rent Charge: c. £200 p/a

Post Code for SatNav: PE28 3JD

What3Words Location: path.parts.lyrics

Property Constructed: 2000's

Council Tax Band: A

EPC Rating: D

Construction Type: Standard

Heating Type: Electric Heating

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

Current Owner Purchased Property: 2022

Seller's Onward Movements: Upsizing Locally

Rear Garden Aspect: North West

Rear Garden Boundaries: All

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College

Ramsey, St Ivo Secondary School

Water Meter: Yes, to front

Boiler Installed: c. 2005, with installation log book

Boiler Service: 2022, with service certificate

UPVC Windows: Since new

Loft: Part-boarded

Allocated parking to rear.

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services.

Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

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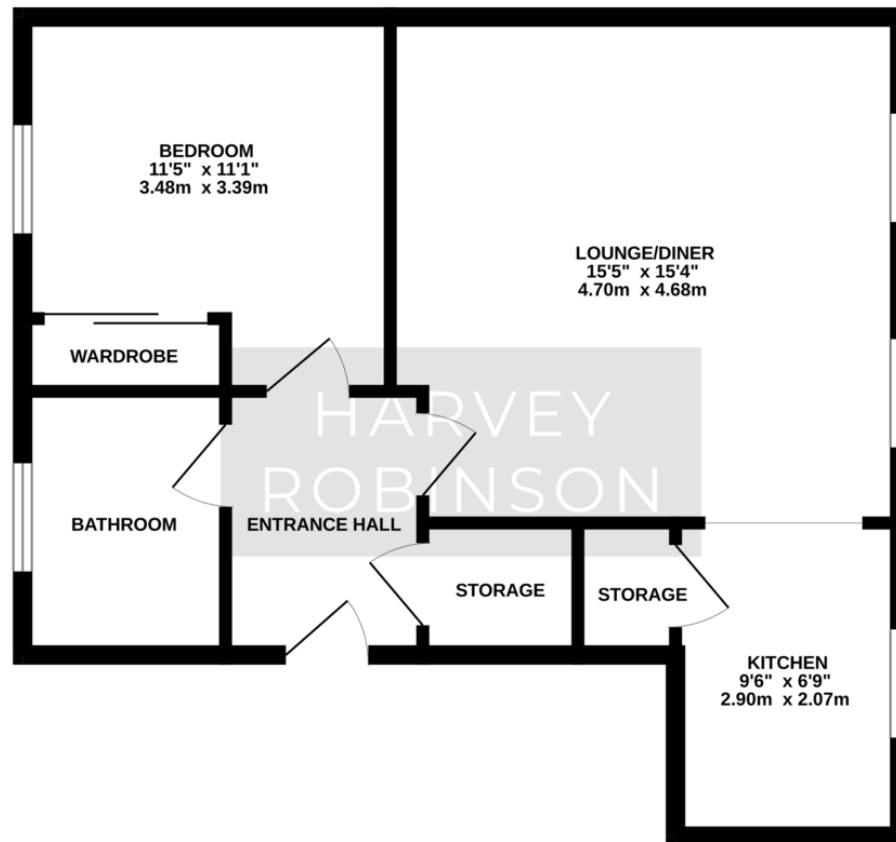
Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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