



Vinery Court, Ramsey HUNTINGDON PE26 1JZ

welcome to

Vinery Court, Ramsey HUNTINGDON

William H Brown are delighted to offer for sale this lovely ground floor flat which is located in the market town of Ramsey. The accommodation briefly comprises of one bedroom, lounge, kitchen and bathroom. The property also benefits from a private patio area as well as communal gardens, double glazing and road parking (not allocated).

The market town of Ramsey benefits from a huge amount of local amenities including; cafes, pubs, shops, butchers, primary and secondary school, GP surgery and leisure centre. Ramsey has a great connection to surrounding towns and villages too via buses that lead to St Ives, Huntingdon and Peterborough! Train lines can be located in Huntingdon and Peterborough, both with direct lines to London.





Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Lounge

14' 3" x 12' 8" (4.34m x 3.86m)

Bedroom

11' 4" x 9' (3.45m x 2.74m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Vinery Court, Ramsey HUNTINGDON

- GREAT INVESTMENT OPPORTUNITY
- ONE BEDROOM FLAT
- COMMUNAL PARKING
- PRIVATE ROAD
- SECLUDED LOCATION

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 989.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSY106772



Property Ref:
RSY106772 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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