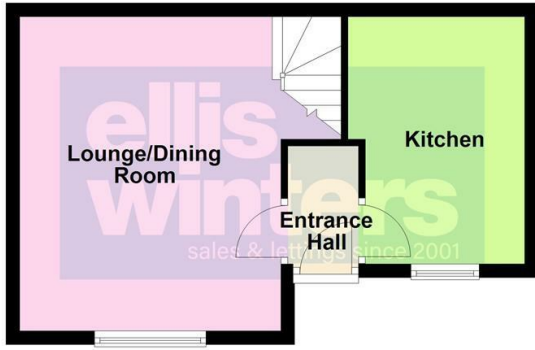


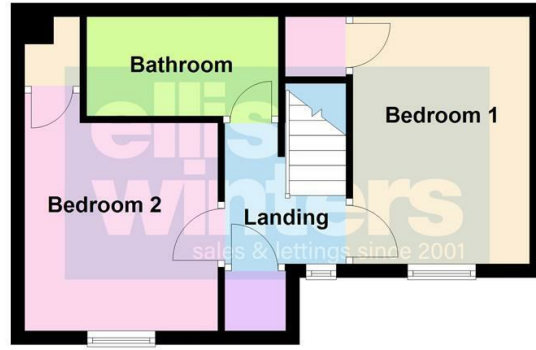
An immaculately presented, terraced home within the sought-after Priory Mews development. This home is within a few minutes walk of St Ives town centre and a short walk to the guided busway. This wonderful property features a modern kitchen, a good-sized lounge/dining room, two double bedrooms both with built-in cupboards, and a bathroom. There is a numbered allocated parking space, along with access to the communal garden space.

Tenure: Leasehold
 Lease Length: 959-year lease remaining
 Management Charge: currently £1,300 including building insurance, per annum
 Ground Rent: £125 per annum
 Management Charge: reviewed annually and is currently £800 per annum
 Ground Rent revision period: Every 25-year as per lease
 Council Tax Band: B
 EPC Rating: C

Ground Floor



First Floor



Ground Floor

Entrance Hall

Lounge/Dining Room
 4.72m (15'6") x 4.62m (15'2")

Kitchen
 3.63m (11'11") x 2.60m (8'6")

First Floor

Landing

Bedroom 1
 3.63m (11'11") x 2.60m (8'6")

Bedroom 2
 3.49m (11'6") x 2.84m (9'4")

Bathroom

Further Information

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



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OFFERS IN THE REGION OF

£235,000

PRIORY MEWS

ST. IVES, PE27 5WD

PROPERTY SUMMARY

An immaculately presented, town centre, terrace home. This superb property is within the sought-after Priory Mews development and features a modern kitchen, two double bedrooms, and an allocated parking space. This home is in walking distance of all amenities including the guided busway. Offered with no onward chain, this property makes an ideal investment, a first-time buy, or a property to downsize to. Viewing comes highly recommended.

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