



This spacious first floor apartment features open-plan living space with modern kitchen and Juliet balcony, two double bedrooms with an ensuite to bedroom one and a separate shower room. The property includes secure underground parking and a communal garden. Situated opposite the guided busway to Cambridge, and just a short walk from St Ives Town Centre. Further benefitting from no onward chain, this property makes an ideal investment property or first time buy.

only be accessed via the security gate.

#### AGENTS NOTE

The property benefits from a large private loft space which is accessible via a loft hatch in the entrance hall with a pull down ladder. The loft space has lighting and has been boarded.

#### FURTHER INFORMATION

Tenure: Leasehold  
 Length of Lease: 983 years left  
 Ground Rent: £200 pa  
 Service Charge: £725 every 6 months, includes buildings insurance and maintenance of external/internal communal areas  
 Council Tax Band: A  
 EPC Rating: B

#### FIRST FLOOR

##### ENTRANCE HALL

LOUNGE/DINING/KITCHEN  
 5.37m (17'8") x 4.81m (15'9")max

BEDROOM 1  
 4.52m (14'10") max x 2.82m (9'3")

##### EN-SUITE BATHROOM

BEDROOM 2  
 3.34m (10'11") x 2.86m (9'5")

##### SHOWER ROOM

#### OUTSIDE

The property benefits from the use of communal gardens to the rear and private allocated parking which is situated beneath the building and can

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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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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#### ASKING PRICE

**£225,000**

**RAMSEY ROAD**

ST. IVES, PE27 5RF

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