



**GROUND FLOOR**

**KITCHEN/LOUNGE**  
4.79m (15'9") x 3.85m (12'8")

**BEDROOM**  
3.67m (12') x 2.71m (8'11")

**HALL**

**SHOWER ROOM**

**OUTSIDE**  
Allocated private parking to front.

**FURTHER INFORMATION**  
Tenure: Leasehold  
Lease length: 983 years remaining  
Management Charges & Ground Rent:  
£1240.10pa  
Council Tax Band: B  
EPC Rating: C

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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**£170,000**  
**FARTHING COURT**  
ST. IVES, PE27 5JJ



## PROPERTY SUMMARY

A modern ground floor apartment situated in a sought-after location with allocated off road parking. Accommodation includes an open-plan living space with bay window and kitchen, a generous bedroom, and a shower room. The property is double-glazed, heated by gas radiator central heating and outside it offers communal bins and bike store. This property is offered with no onward chain, and is located within walking distance of St Ives town centre and all its amenities, including the guided busway to Cambridge.

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