



5 Mortimer Row, Somersham

Guide Price £85,000



HARVEY  
ROBINSON

- First Floor Apartment
- Studio Accommodation
- Shower Room and W/C
- Well Presented Throughout
- Perfect for First Time Buyers or Investors
- Located On A Private Cul-de-sac
- Sought After Village Location
- Walking Distance to Amenities
- No Forward Chain
- Viewing Highly Recommended

#### FAQs

Tenure: Leasehold

Management Company: Mortimer Management Company  
 Management Company Charge: £230 p/a, covers window cleaning, gardening, maintenance of communal areas. Does not include insurance.

Postcode for SatNav: PE28 3YQ

What3Words Location: ///mammoths.alas.hopeless

Seller's Onward Movements: No Forward Chain

EPC Rating: C

Council Tax Band: A

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Gas, Mains Electricity, Mains Sewerage

Water Meter: Yes, outside

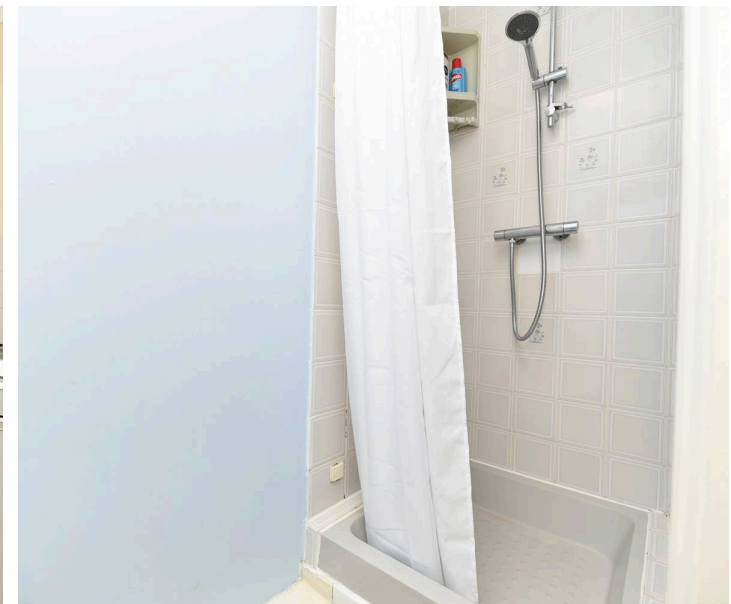
Primary School Catchment: Somersham Primary School

Secondary School Catchment: Abbey College Ramsey

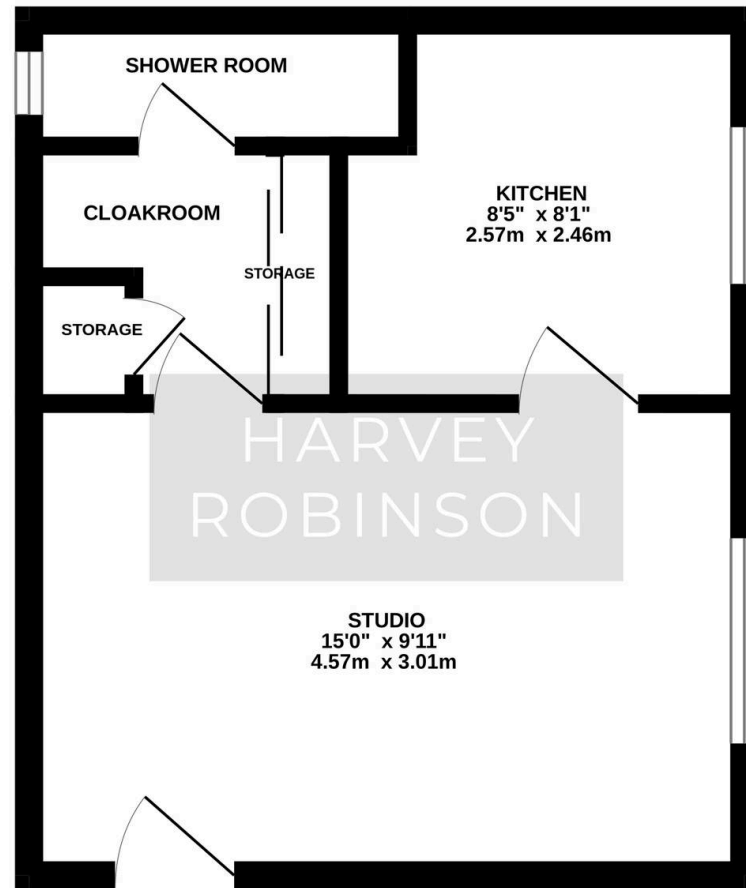


## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this well-presented one-bedroom flat, offering a thoughtful layout ideal for those seeking comfortable and contemporary living. The property comprises a bright and airy kitchen, a modern shower room, and a versatile reception room that accommodates both living and sleeping needs. The kitchen is equipped with modern appliances including an electric stove, as well as ample cabinet and countertop space. Large windows throughout the flat allow for an abundance of natural light, creating a welcoming and uplifting atmosphere in every room. The shower room and cloakroom feature a tiled shower area with a modern shower fixture, a built-in sink with a stylish tiled backsplash, and a wall-mounted mirror, all complemented by calming light blue walls. Practicality is further enhanced by plentiful storage solutions, including integrated wardrobe space in the cloakroom, further airing cupboard storage, and generous cabinet storage in the kitchen. The reception room provides a compact dining area with a modern table and chairs, ideal for small meals or work-from-home tasks. Externally, the property offers an allocated off-road parking space, as well as ample visitors parking which is a rare advantage for a flat. The neat brick façade and well-maintained exterior add to the property's appeal. Taken together, these features make this flat a highly attractive proposition for single professionals, couples, or anyone looking for a stylish and functional home with excellent amenities and parking options.



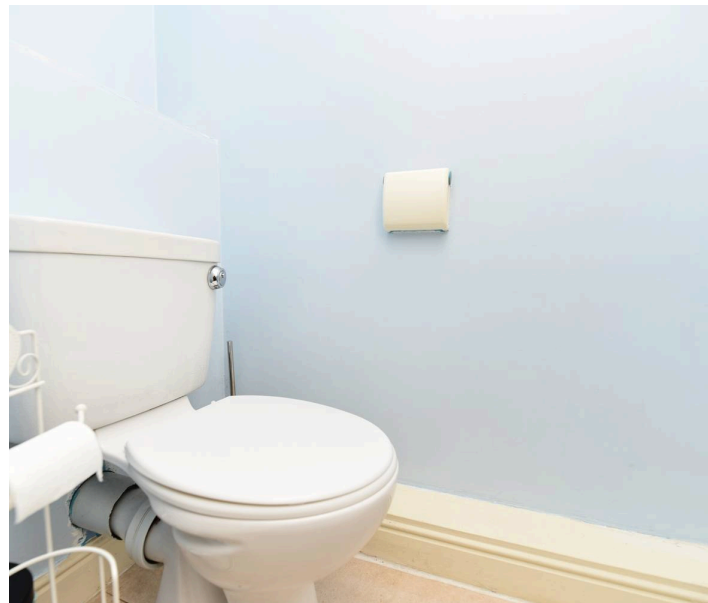
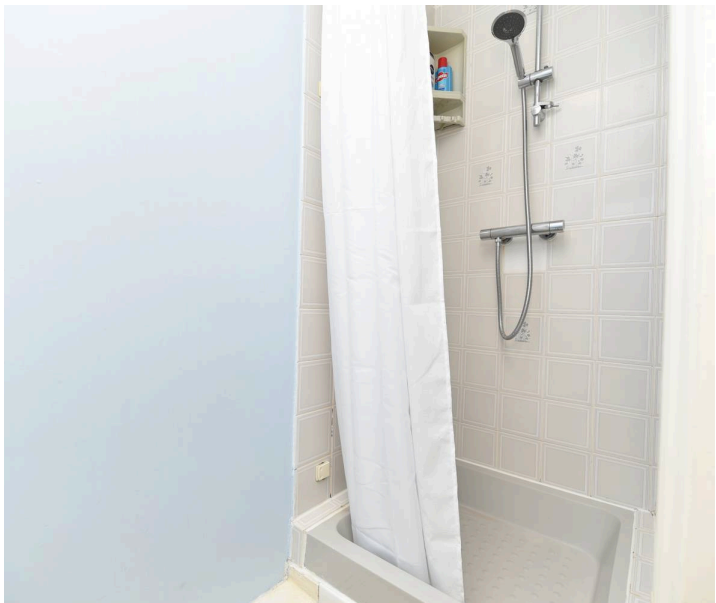
GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.





#### 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 A1307 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.





## GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



HARVEY  
ROBINSON



## Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

[stives@harveyrobinson.co.uk](mailto:stives@harveyrobinson.co.uk)

[www.harveyrobinson.co.uk/](http://www.harveyrobinson.co.uk/)



These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.