## **WellingtonWise**

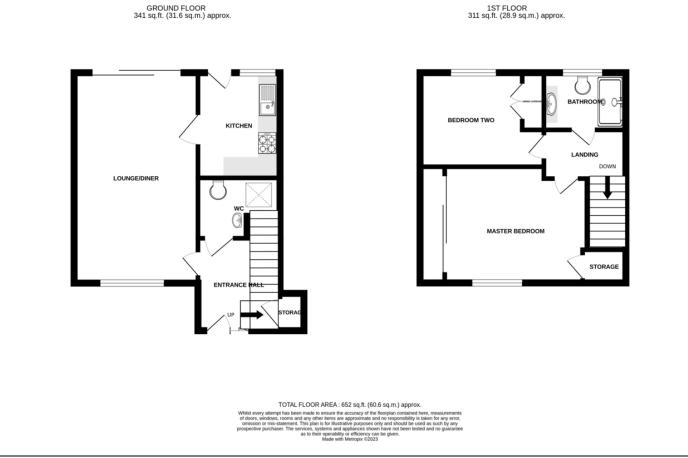




## HARVEST COURT, ST. IVES

## OVER 55'S DEVELOPMENT IN ST IVES TOWN CENTRE ## NO FORWARD CHAIN ## Two bedroom terrace home w ell presented w ith accommodation comprising entrance hall, cloakroom, living room opening to west facing garden, refitted kitchen, two bedrooms and a shower room. The property is very well presented throughout and is located ideally for the town centre and all the amenities it has to offer. The development has communal gardens, non allocated parking and a new updated 99 year lease on completion of the purchase. Please call to book your viewing.





- Terrace Home
- Over 55's Development
- Two Bedrooms

- Well Presented Property
- Refitted Kitchen & Cloakroom
- Long Lease Property
- Communal Gardens
- Town Centre Location •
- No Forward Chain

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A leading independent property service provider with offices in St Ives, Royston & Melbourn.

General: While we endea your to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Me asurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in fumiture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly ad vise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERITED BY PROSPECTIVE BUYERS OR FLANNTS. NEITHER WELLINGTOWNSE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GME ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATIONTO THIS PROPERTY. YOUR HOME IS AT RISK IFYOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANSECURED ON IT.

ailable on request. All loans secured on property. Life assurance is usually required.

# **WellingtonWise**

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OFFERS IN EXCESS OF £190,000

## HARVEST COURT, ST. IVES

offers in excess of £190,000

## OVER 55'S DEVELOPMENT IN ST IVES TOWN CENTRE ## NO FORWARD CHAIN ## Two bedroom terrace home well presented with accommodation comprising entrance hall, cloakroom, living room opening to west facing garden, refitted kitchen, two bedrooms and a shower room. The property is very well presented throughout and is located ideally for the town centre and all the amenities it has to offer. The development has communal gardens, non allocated parking and a new updated 99 year lease on completion of the purchase. Please call to book your viewing.

## ENTRANCE HALL

7' 7" x 6' 0" (2.31m x 1.83m)

CLOAKROOM

LIVING ROOM 17' 8" x 10' 5" (5.38m x 3.18m)

**KITCHEN** 9' 3" x 6' 3" (2.82m x 1.91m)

LANDING

BEDROOM ONE 13' 8" x 9' 6" (4.17m x 2.9m)

**BEDROOM TWO** 10' 6" x 7' 8" (3.2m x 2.34m)

SHOWER ROOM

7' 3" x 5' 3" (2.21m x 1.6m)

#### OUTSIDE

There are communal gardens to the front of the property in a courtyard area, there is a path leading to the front door with a mature flower border. Path to front door. There is anon allocated parking spaces to the front of the development for use for the owners of Harvest Court.

#### AGENTS NOTES

1) The property is leasehold and will have a new 99 years upon completion.

2) The current service charge is £500.00 per quarter.

3) There is a 24 hour emergency pull-cord system and part time manager.

4) Any buyer will have an interview with the manager of the site before a sale can proceed.

NOTE TO PURCHASER THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







