



Lion Yard, Ramsey Huntingdon  
**£190,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Well Maintained Throughout
- Long Term Tenant in Situ
- Spacious 19 Foot Lounge/Diner
- Short Proximity to Ramsey Town Centre
- Overlooking the Communal Gardens

## Ground Floor

Entrance Hall  
Leading to;

Utility Room - 9'6" x 6'1" (2.90m x 1.85m)  
Fitted with a matching range of base and eye-level units with side door leading to;

Integral Garage - 20'2" x 10'6" (6.15m x 3.20m)  
Up and over roller door to front with power and lighting.

## First Floor

Lounge/Diner - 19'7" x 10'5" (6.00m x 3.20m)  
Window to front. Overlooking the communal gardens.



Kitchen - 8'8" x 6'3" (2.64m x 1.91m)  
Fitted with a matching range of base and eye-level units with window to rear.

## Second Floor

Master Bedroom - 11'4" Max x 10'5" Max (3.45m Max x 3.17m Max)  
Window to front.

Shower Room  
Wet room fitted with a shower, wash hand basin and low-level-WC.

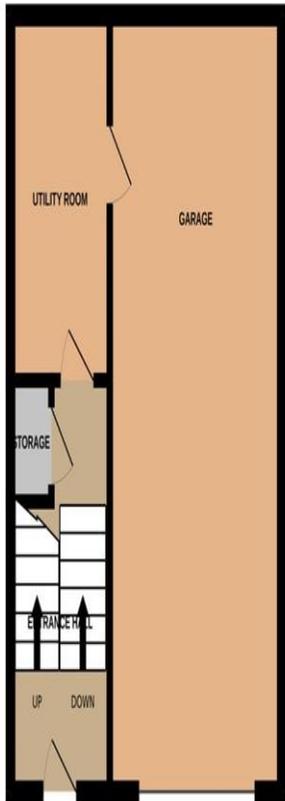
Bedroom 2 - 8'8" x 9'2" (2.64m x 2.79m)  
Window to rear.

Outside  
Allocated parking space in front of the Garage.  
Lion Yard also offers maintained communal gardens.

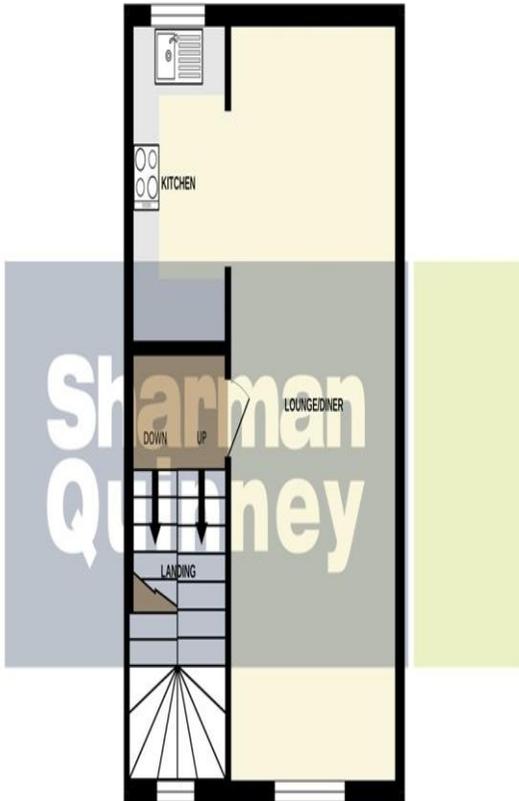
Agent Notes  
The seller has informed us that a maintenance charge of £300 per year is payable for the upkeep of the communal areas.



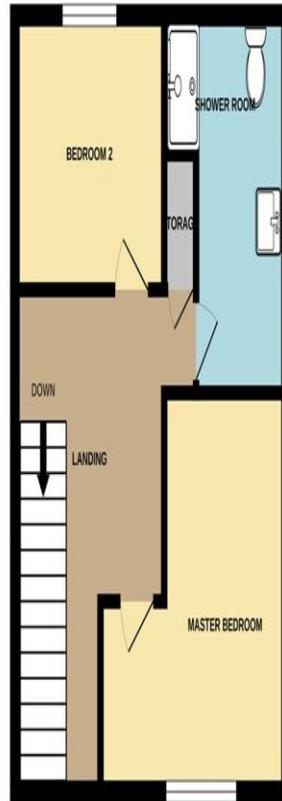
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,  
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

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



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