



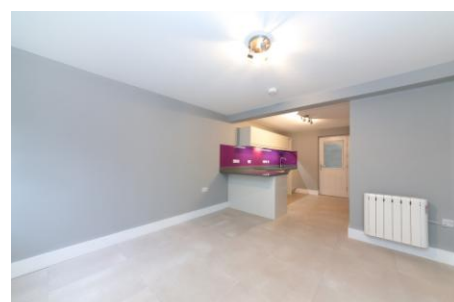
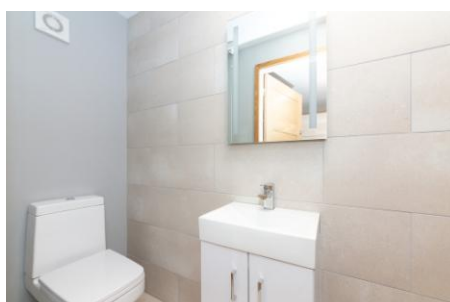
CROMWELL COURT, ST IVES

High specification ground floor studio apartment built in 2018 and just steps away from the guided busway to Cambridge and all the amenities of St Ives town centre. High spec finish with open plan kitchen with quartz work surfaces and integrated appliances, shower room/wet room and living/bedroom area. The property has a long lease and is an ideal investment property with an annual yield of over 5%. Call to book your viewing time!

 1
  1
  1
 EPC D

GUIDE PRICE
£140,000

- Studio Apartment
- Ground Floor
- Built in 2019
- High Spec Modern Finish
- Integrated Appliances
- Town Centre Location
- Steps Away from The Guided Bus
- Ideal Investment/First Time Buy
- Long Lease Property



A beautifully presented ground floor studio apartment built in 2018 that has been designed to a high specification with modern living in mind. The location within the historic town of St Ives is excellent for shopping and commuting alike. Cambridge is extremely accessible via the guided busway and London a short drive to Huntingdon station with its mainline service to Kings Cross in under an hour. This property would be a dependable rental or a great first step on the property ladder.

KITCHEN/LIVING ROOM

21' 7" x 11' 3 Max" (6.58m x 3.43m)
Double glazed door to front and two double glazed windows to rear. Fitted with a matching white high gloss wall and base level units with quartz work surfaces over, single inset sink unit and drainer, built in oven with induction hob and extractor over, integrated fridge, space and plumbing for washing machine, ceramic tiled flooring, quartz and coloured glass splash backs. Wall mounted electric radiator. Oak door to:

SHOWER/WET ROOM

Fitted with a matching three piece suite comprising tiled shower area, Modern white vanity unit with inset wash hand basin and mixer tap and dose coupled WC, chrome heated towel rail, illuminated mirror, extractor fan, tiled walls.

AGENTS NOTE

The property is leasehold with a 125 year lease from 2019. The ground rent for the property is £250.00 per annum. There will be an annual contribution to cover buildings insurance for the property. This figure is likely to be around £100.00.

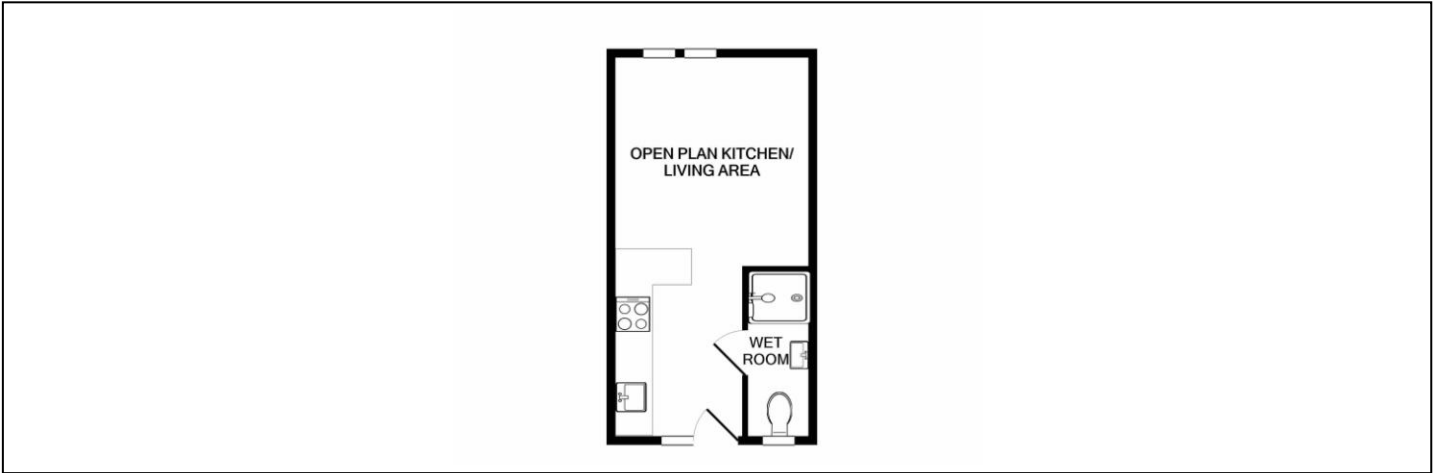
The property has been rented for the last 2 years at £600.00 per calendar month giving an annual yield of 5.14%

NOTE TO PURCHASERS

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.

PROPERTY PARTICULARS

Please note that the photos used in the brochure and advert are representative but are actually taken of the neighbouring property. The subject property is the mirror of the property in the photos.



WellingtonWise Estate Agents St Ives

01480 498400

10 The Pavement, St Ives, Cambridgeshire, PE27 5AD

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

facebook.com/wellingtonwise

@wellingtonwise

General: While we endeavour 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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise 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 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. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	62 62

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	66 66