



Lorna Court, St Ives PE27 6FD

£175,000

- Ground Floor Maisonette
- Double Bedroom
- Re-Fitted Kitchen And Bathroom
- Good Sized Living Room
- Separate Dining Area (formerly Bedroom 2)
- Very Well Presented
- Ideal First Time Buy Or Investment Purchase
- Sought After Location

**Peter
Lane &**
PARTNERS
— EST 1990 —

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

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Composite Double Glazed Door To

Entrance Hall/Dining Area

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to front aspect, coving to ceiling, laminate flooring, shelved storage cupboard.

Living Room

13' 9" x 13' 9" (4.19m x 4.19m)

Double glazed box bay window to rear aspect, coving to ceiling, radiator, central feature fireplace, wood effect flooring.

Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed window to front aspect, re-fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, ceramic single drainer sink unit with mixer tap over, integrated Bosch electric oven and hob with cooker hood over, space and plumbing for washing machine, space for fridge, wall mounted central heating boiler.

Bedroom

8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed window to rear aspect, range of furniture incorporating wardrobes with cupboards over and display plinth, radiator, laminate flooring.

Bathroom

Re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with shower unit over and drench style shower head with additional hand held attachment and shower screen, fully tiled surrounds, Karndean flooring, extractor fan, heated towel rail.

Outside

The communal area is laid to lawn with access to the front door, a communal drying area and bin store with allocated parking for one vehicle.

Tenure

Leasehold

953 Years Remaining

Ground Rent/Service Charge - £1,208.00 per annum

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Approximate Gross Internal Area = 44.6 sq m / 480 sq ft
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1103922)
Housepix Ltd



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