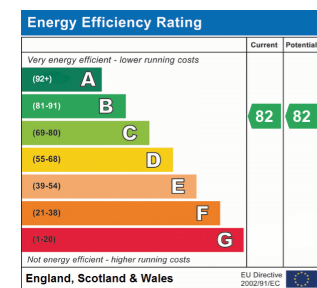




Garner Drive, St Ives PE27 6AA

## Guide Price £300,000

- Stunning Penthouse Apartment
- Impressive 1,250 sq ft Of Accommodation
- En Suite To Principal Bedroom
- Fully Furnished And Equipped
- Private Parking
- Communal Gardens
- Convenient Edge Of Town Location
- No Forward Chain



Huntingdon 01480 414800

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

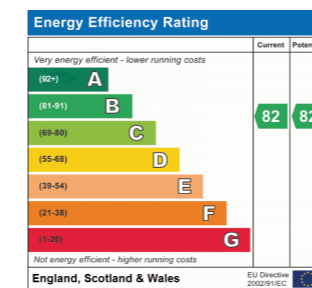
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### Communal Entrance Hall To

Panel door accessing

### Reception Hall

An irregular room with UPVC window to garden aspect, entry telephone system, double panel radiator, directional lighting, engineered Oak flooring.

### Principal Bedroom

20' 4" x 11' 8" (6.20m x 3.56m)

Access to insulated loft space, double panel radiator, French doors to Juliette balcony finished in reinforced glass, telephone point, walk in wardrobe.

### En Suite Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, extractor, UPVC window to rear aspect, ceramic tiled flooring.

### Bedroom 2

13' 1" x 9' 10" (3.99m x 3.00m)

Velux windows to front aspect, single panel radiator.

### Family Bathroom

9' 9" x 6' 11" (2.97m x 2.11m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding shower screen with independent shower unit fitted over, contemporary tiling, Velux window to front aspect, chrome heated towel rail, ceramic tiled flooring.

### Kitchen/Breakfast Room

16' 3" x 9' 8" (4.95m x 2.95m)

Fitted in a contemporary range of units with work surfaces and tiling, skirting level LED lighting, drawer units, appliance spaces, plumbing and space for American style fridge freezer, integral stainless steel electric oven and gas hob with suspended extractor unit fitted above, single drainer sink unit with mixer tap, double panel radiator, triple Velux windows to front aspect, ceramic tiled flooring.

### Sitting Room

26' 3" x 16' 11" (8.00m x 5.16m)

A light double aspect open plan space with UPVC windows to front and rear aspects, two double panel radiators, TV point, telephone point, access to further loft space, French doors with Juliette balcony accessing the front, engineered Oak flooring.

### Outside

There are pleasantly arranged surrounding communal gardens and designated parking for one vehicle.

### Tenure

Leasehold

125 year lease from 2011 - 113 years remaining

Maintenance charge - £1,763.99 per annum

Ground Rent - £250.00 per annum

Council ~Tax Band - B

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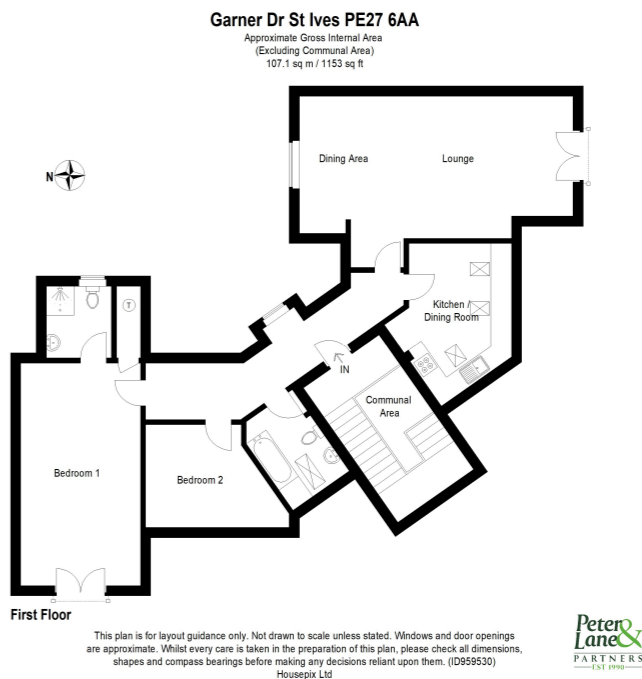
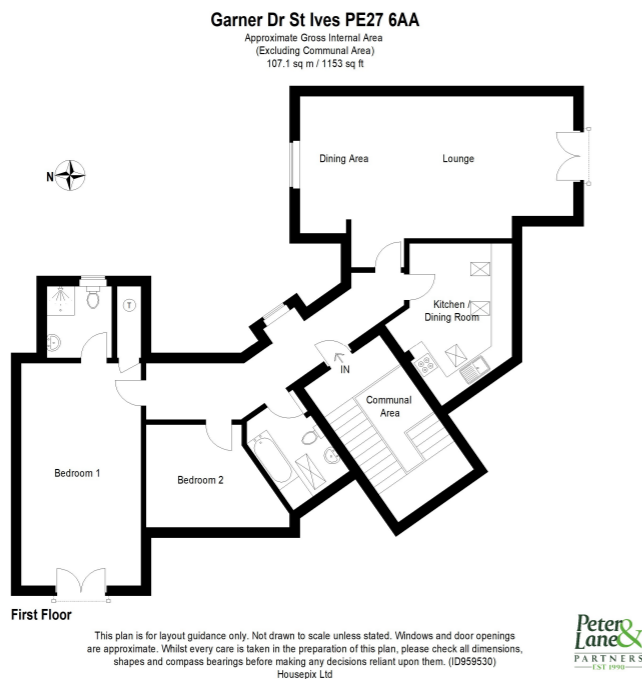
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