



3 bed apartment to buy in PE28

St. Johns Place, Wistow, Huntingdon,
Cambridgeshire, PE28 2QR

£135,000 Starting Bid

 x 3  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Grade II Listed Top Floor
- ✓ Character Features
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction in connection with Harvey Robinson Estate Agents in Huntingdon are delighted to present this beautifully appointed three-bedroom top-floor penthouse, situated in the highly desirable village of Wistow, just outside Huntingdon. Set within picturesque surroundings, this exceptional home combines contemporary styling with charming character features to create a truly impressive living space.

The accommodation comprises a private entrance hall with stairs leading up to an open landing with direct access into a spacious lounge, a stylish refitted kitchen/breakfast room, a modern refitted bathroom, and a convenient cloakroom. There are two generous double bedrooms and a further spacious single bedroom, all enjoying stunning views across the surrounding countryside.

Externally, the property benefits from allocated parking, additional visitor parking, and attractive communal gardens, providing a peaceful setting to complement the home.

Offering a unique combination of space, style, and an enviable location, this superb penthouse must be viewed in person to be fully appreciated. To find out more or to arrange a viewing, contact our Huntingdon office today.

LOCATION

Wistow is a semi-rural village located six miles northeast of Huntingdon. The village features a mix of modern and historic homes, some dating back to the 16th and 17th centuries. Surrounded by farmland, it offers scenic walking routes. In the village centre, The Horseshoes, a traditional thatched pub, serves classic British meals.

Huntingdon, less than eight miles away, provides a wide range of shops, amenities, and transport links, including a mainline station with direct trains to London King's Cross in under an hour. A guided bus service also connects to Cambridge city centre.

The A1 is a 10-minute drive away, and the nearby town of Ramsey, three miles north of Wistow, offers additional amenities.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed

decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 93

Annual Service Charge Amount: £3,120.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Allocated, Visitor

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

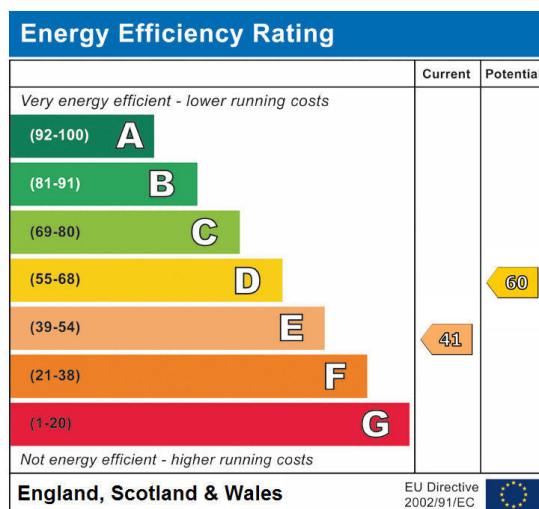
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



St. Johns Place, Wistow, Huntingdon, Cambridgeshire, PE28 2QR

Contact your local branch today for more information on this property:

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