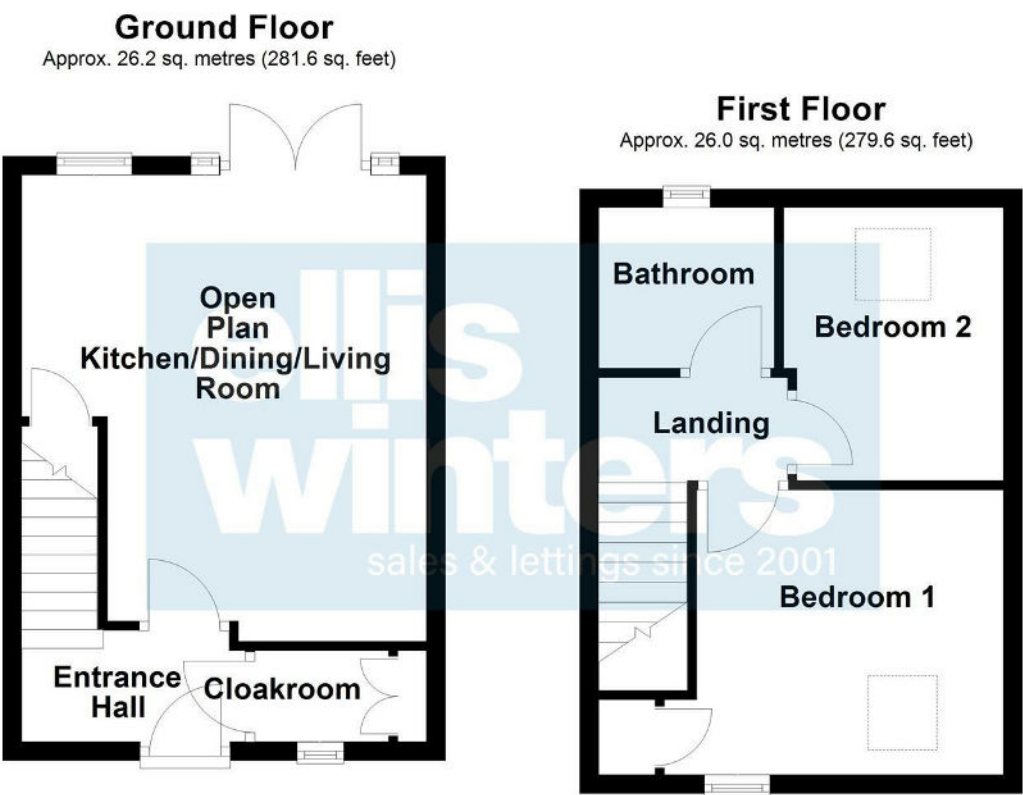




Total area: approx. 52.1 sq. metres (561.1 sq. feet)

Ground Floor	per annum
Entrance Hall	Buyer ID Checks
Cloakroom	To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
Open Plan Kitchen/Dining/Living Room 4.98m (16'4") x 4.32m (14'2")	The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
First Floor	Our team will guide you through the process when you make an offer on a property.
Landing	
Bedroom 1 3.62m (11'11") x 3.04m (10')	
Bedroom 2 2.91m (9'7") x 2.27m (7'5") max	
Bathroom	Disclaimer
Outside	All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.
Further Information	
Tenure: Freehold	
Council Tax Band: A	
EPC Rating: C	
Management Charge: Approx. £750	

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



PROPERTY SUMMARY

An immaculately presented town centre home, within a private, gated development. This superb home is within walking distance to amenities, riverside walks, and public transport links. The property features, a modern, open-plan kitchen/dining/living room with some integrated appliances, two generous bedrooms, one with a built-in wardrobe, and a modern bathroom. Outside, to the rear there is an enclosed, west facing garden that has a degree of privacy, and features a paved patio seating area, and planted borders. To the front, the garden is laid mainly to lawn with a planted border. The property is offered with no onward chain.

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