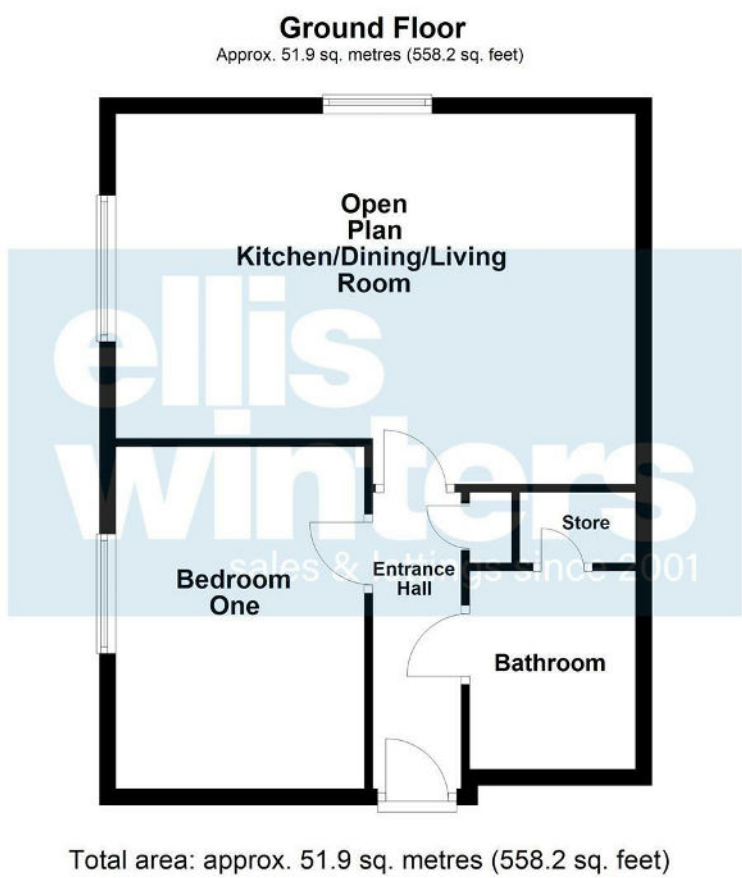




Ground Floor

Secure Entrance Door

Entrance Door to Property

Entrance Hall

Open Plan Kitchen/Dining/Living Room
6.33m (20'9") x 4.74m (15'7") max

Bedroom One
4.16m (13'8") x 3.02m (9'11")

Bathroom
2.41m (7'11") x 2.02m (6'8")

Outside
The property benefits from an allocated parking space for one car, and visitors parking spaces too. A secure communal bike store and bin store can also found to the rear of the apartments.

Further Information
Tenure: Leasehold
Length of Lease: 999 from 1st January 2019 - 992 years remain
Annual Service Charge: Approx. £1500 per annum
Annual Ground Rent: Approx. £182.99
Council Tax: B
EPC: B

Buyer ID Checks
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.
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.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
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.

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£200,000
Knights Way
St. Ives, , PE27 6TB

PROPERTY SUMMARY

A well presented, ground floor apartment situated on the popular 'The Spires' development in St Ives. The property provides in excess of 550 sq. foot of accommodation; a bright and airy open plan kitchen/dining/living room, with integral appliances fitted throughout the kitchen, a generous double bedroom, bathroom and ample storage. An allocated parking space can be found to the rear of the apartment, with communal bin and bike stores for residents too and visitors parking. Ideally located a short walk from the town centre, local amenities and transport links, this property is move in ready and would make an ideal first time or investment purchase

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