

First Floor
Approx. 46.6 sq. metres (501.7 sq. feet)



Total area: approx. 46.6 sq. metres (501.7 sq. feet)

Ground Floor
Enter via a secure door, stairs to first floor, storage shelf.

communal areas, electric and water to the laundry room
Council Tax Band: A
EPC Rating: N/A as the property is Grade II Listed

First Floor
Hallway
Lounge/Diner
4.32m (14'2") x 3.83m (12'7")
Kitchen
2.83m (9'3") x 1.55m (5'1")

Agent Note: The property benefits from recently laid flooring in the hall, stairs, lounge/diner and kitchen. The property benefits further, with access to the communal garden and laundry room. The laundry room has two washing machines and a tumble dryer

Bedroom
2.98m (9'9") x 2.83m (9'3")
Shower Room
2.83m (9'3") x 2.02m (6'8")

Outside
To the front of the property, a communal drive leads to a labelled car port providing parking in tandem for two cars. Within the car port there is a door leading to a private garden belonging to Flat 9. The garden is timber fence enclosed, laid mainly to bark chippings with a gravelled seating area, with mature shrubs and trees. There is an outside storage cupboard to the righthand side of the entrance to the property which has power connected.

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 £40 + VAT (£48) 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.

Further Information
Tenure: Leasehold
Lease Length: 200 years from 1 October 1990. 165 years remain
Service charge: £55 approx. per calendar month which includes buildings insurance, upkeep of

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.

OFFICE ADDRESS

ellis winters
sales & lettings since 2001

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001



PROPERTY SUMMARY

A very well-presented, Grade II Listed Coach House, in a private development within a popular village setting. This unique property is walking distance from local amenities, and features a generous lounge/diner, a galley kitchen, a double bedroom, and a modern shower room. Outside the property benefits from a carport, off-road parking for two vehicles in tandem, and its own private, enclosed garden. A viewing is highly recommended to appreciate its location and individuality.

1



1



1

