



Ground Floor

Entrance Hall

Shower Room

Lounge/Dining Room
5.45m (17'11") x 3.23m (10'7")

Kitchen
2.85m (9'4") x 1.84m (6'1")

Conservatory
3.39m (11'1") x 1.96m (6'5")

First Floor

Landing

Bedroom 1
4.19m (13'9") x 3.03m (9'11")

Bedroom 2
3.23m (10'7") x 2.32m (7'7")

Shower Room

Outside
Communal grounds and gardens, communal parking spaces.

Further Information
Tenure: Leasehold
Length of lease: Currently 97 years, however it is a surrender & grant, so a new lease is created for a new purchaser to 99 years.
Annual ground rent amount: N/A
Ground rent review period: N/A
Annual service charge amount:

£2,457 per annum or £614.34 per quarter Service charge review period: Every 12 months.
Account meetings twice a year.
Council tax band: B
EPC Rating: C

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.

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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PROPERTY SUMMARY

A very well-presented, end terrace home, within St Ives town centre. This private development is for OVER 55's only, and features well-kept communal grounds throughout. The property has been redecorated and re-carpeted, and features a modern kitchen, a lounge/dining room, a conservatory, a ground-floor shower room, two bedrooms with fitted/built-in storage, and a modernised shower room.

The property further benefits from walking distance to amenities, public transport links, the guided busway to Cambridge and riverside walks.

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