



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.

**ellis winters**  
sales & lettings since 2001

#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

**£185,000**

**Harvest Court**

St. Ives, Cambs, PE27 5QZ



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.

2



2



1

