

Ground Floor
Secure entrance, stairs to the first floor

First Floor

Hall

Refitted Kitchen
3.52m (11'7") max x 2.35m (7'9")

Lounge
4.48m (14'8") x 3.31m (10'10")

Second Floor

Landing

Bedroom 1
3.32m (10'11") x 3.01m (9'11")

Bedroom 2
2.65m (8'8") x 2.35m (7'8")

Bedroom 3
2.40m (7'10") x 1.97m (6'6")

Refitted Bathroom

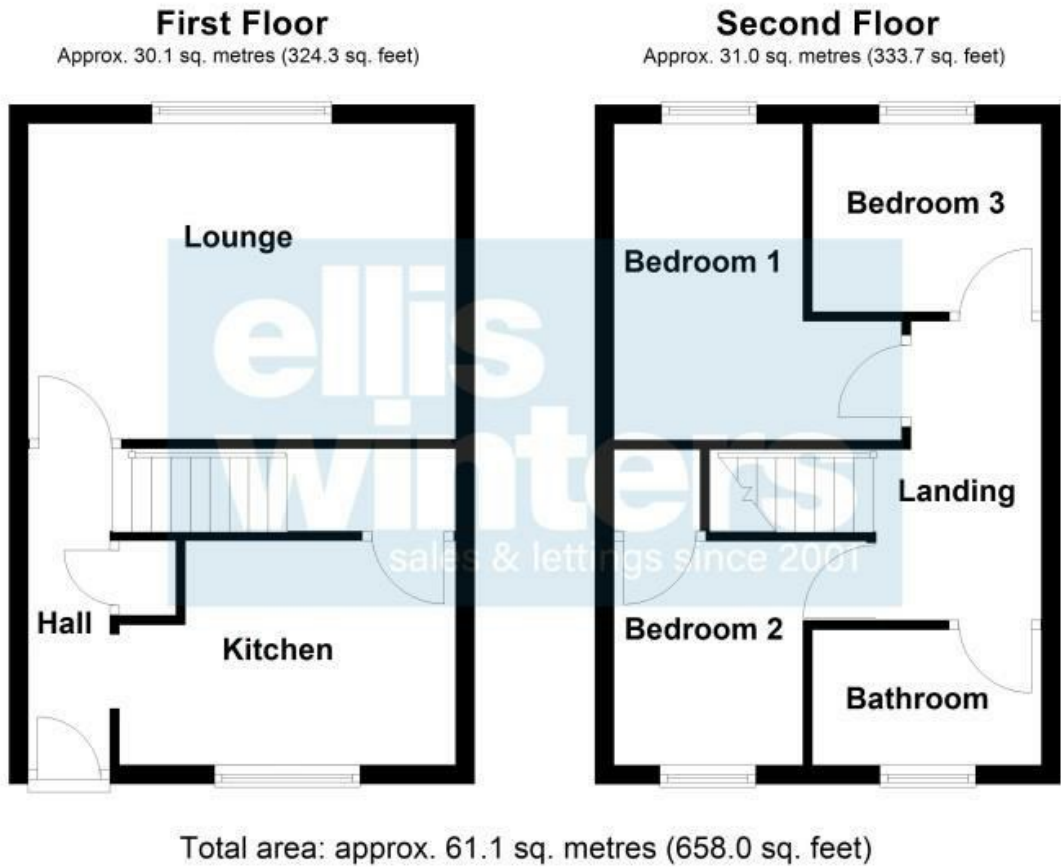
Outside
An allocated parking space for one vehicle

Further Information
Tenure: Leasehold
Lease Length: 146 years remaining
Ground Rent & Management Charge:
£490 per quarter
Council Tax Band: A

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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



PROPERTY SUMMARY

A rarely available, well-presented, two storey, first-floor maisonette, in St Ives town centre. This superb property provides easy access to amenities, main road links, and is walking distance to the Guided Busway to Cambridge. This unique home features a refitted kitchen with integrated appliances, a generous lounge, three bedrooms, a refitted bathroom, and an allocated off-road parking space. The property is offered with no onward chain, benefits from a long lease length, and would be a suitable first-time buy or investment property.

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