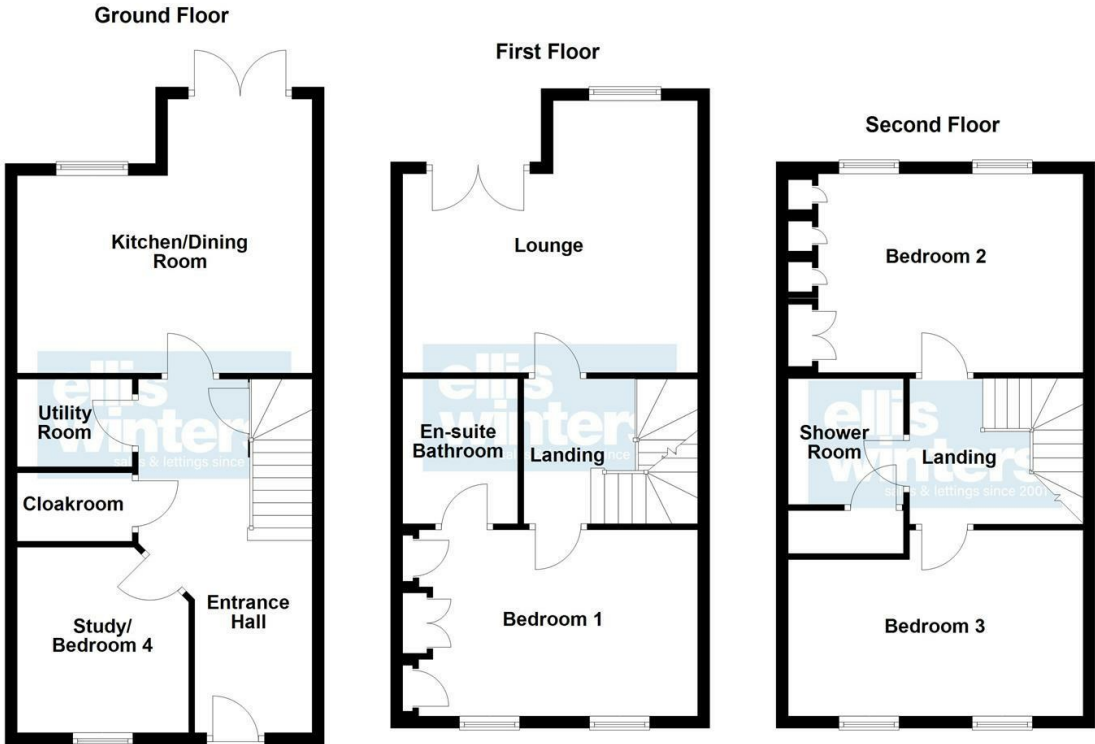




Ground Floor	Featuring custom fitted wardrobes
Entrance Hall 5.89m (19'4") x 2.90m (9'6")	Bedroom 3 4.96m (16'3") x 3.10m (10'2") max
Cloakroom	Refitted Shower Room
Utility Room 1.92m (6'3") x 1.46m (4'9")	Outside To the rear, a courtyard-style south-facing garden, laid mainly to paving with a seating area, sleeper edging, a mature flower bed, and timber archway. There is gated access to the rear parking area and the allocated parking space.
Study/ Bedroom 4 3.09m (10'2") x 2.86m (9'4")	
Refitted Kitchen/Dining Room 4.96m (16'3") x 4.56m (15')	
First Floor	Further Information Tenure: Leasehold, with a share in the freehold Lease Length: 999 years from 2006, 981 years remain Service Charge: Paid twice a year. 2024 cost is £1,283 in April and £1,283 in October, includes buildings insurance, external decorating including fences, maintenance of the gates, roads, and pathways, and annual gutter clean Council Tax Band: C EPC Rating: C
Landing	
Lounge 4.96m (16'3") x 4.53m (14'10") Featuring a Juliette balcony	
Bedroom 1 4.96m (16'3") x 3.10m (10'2") Featuring fitted wardrobes	
En-suite Bathroom	
Second Floor	
Landing	
Bedroom 2 4.96m (16'3") x 3.31m (10'10")	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

Welcome to River Place, a charming three-storey townhouse nestled in the heart of St Ives. This delightful property boasts a refitted kitchen/dining room with integrated appliances and quartz worktops, and three/four bedrooms, perfect for a growing family or those in need of extra space. Further features are the one/two reception rooms, an en-suite bathroom, a refitted shower room, a cloakroom, and a utility room.

Built in 2006 by Campbell Buchanan, this mid-town house offers the comfort of a well-established property. The town centre location ensures that you are never far from the buzz of St Ives, with amenities and riverside walks just a stone's throw away.

Imagine coming home to a gated, private development, where you can unwind in the tranquillity of your surroundings. With an allocated parking for one vehicle, and an enclosed south facing courtyard style rear garden, convenience is at your doorstep. Additionally, being within walking distance to the guided busway, commuting or exploring the area couldn't be easier.

Don't miss the opportunity to make this property your own and experience the best of townhouse living in St Ives. River Place is more than just a house; it's a place to call home.

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