

First Floor



The accommodation, in brief, comprises of an entrance hall with stairs leading to the first floor. There is a hallway, a generous lounge with a large storage cupboard, a modern kitchen, two double bedrooms both with built-in wardrobes, a modern bathroom, and a separate WC.

Outside
Side access leads to a rear garden which is mainly laid to lawn

Further Information
Tenure: Leasehold
Lease Length: 125 years from 1993, approx. 95 years remaining
Service Charge: Approx. £475 per annum
Ground Rent: £10 per annum
Service Charge and Ground Rent Review: Annually
Council Tax Band: A
EPC Rating: C
Potential Rental Income: Approx. £950 per calendar month, giving a yield of a approx. 6.3%

Ground Floor

Entrance door to:

Entrance Hall
Stairs leading to the first floor:

First Floor

Hall

Lounge
4.51m (14'10") x 4.49m (14'9")

Kitchen
3.00m (9'10") x 2.70m (8'10")

Bedroom 1
3.82m (12'7") x 3.49m (11'5")

Bedroom 2
3.72m (12'2") x 2.89m (9'6")

Bathroom

WC

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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£175,000
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ST. IVES, PE27 6SP

PROPERTY SUMMARY

A great-sized first-floor maisonette, measuring approx. 826 SQFT. This home features a modern kitchen and bathroom, and a garden. There is a communal parking area, and it is within walking distance from schools, local amenities, and public transport links to the Guided Busway. No onward Chain.

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