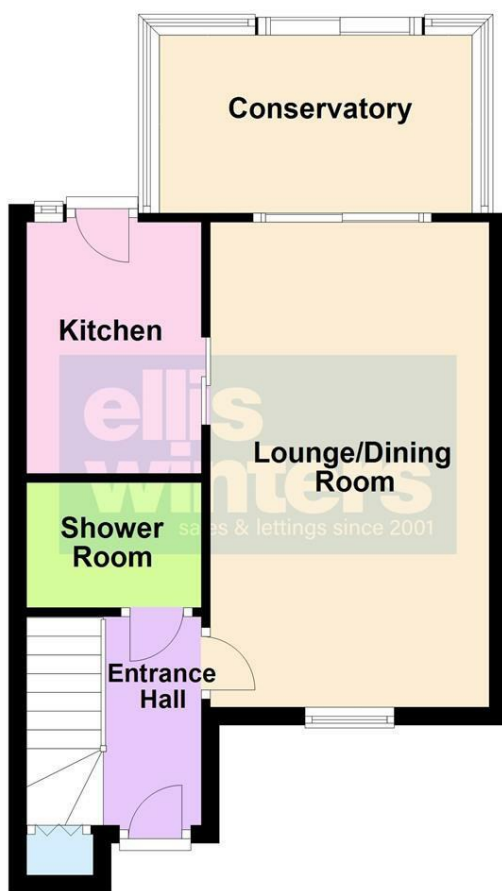
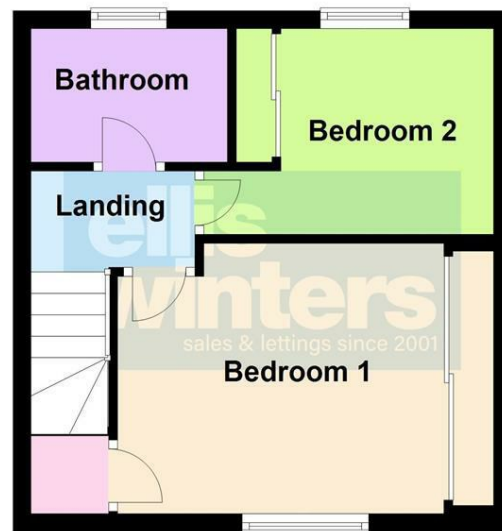


## Ground Floor



## First Floor



Ground Floor

Entrance Hall

Lounge/Diner  
5.44m (17'10") x 3.13m (10'3")

Conservatory  
3.51m (11'6") x 2.00m (6'7")

Kitchen  
2.82m (9'3") x 1.96m (6'5")

Shower Room

First Floor

Landing

Bedroom 1  
4.22m (13'10") x 3.03m (9'11")

Bedroom 2  
3.25m (10'8") x 2.31m (7'7")

Bathroom

Further Information

Tenure: Leasehold

Length of lease: Surrender & grant, so  
99 years.

Annual ground rent amount: N/A

Ground rent review period: N/A

Annual service charge amount:  
£2197.56 per annum or £549.39 per  
quarter

Service charge review period: Every 12  
months. Account meetings twice a  
year.

Council tax band: B

EPC rating: D

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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### OFFICE ADDRESS

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### OFFICE DETAILS

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www.elliswinters.co.uk

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ASKING PRICE

**£172,500**

**HARVEST COURT**

ST. IVES, PE27 5QZ

## PROPERTY SUMMARY

A TWO BEDROOM END TERRACE HOUSE in a popular, warden controlled, over 55's development, enjoy the town centre amenities within a few minutes. Take riverside walks or perhaps a stroll to the local shops and churches, hop on the guided bus to Cambridge or go for a coffee with friends, all this really is "just around the corner". For peace of mind there's also a warden on hand to manage the site. Call us to view!

2



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