



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")

Service charge review period: Every 12 months. Account meetings twice a year.  
 Council tax band: B  
 EPC rating: D

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

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

**ellis winters**  
 sales & lettings since 2001

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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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!

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