



**Ground Floor**

Secured Entrance Door

Entrance Hall

Lounge  
3.72m (12'3") x 3.20m (10'6")

Refitted Kitchen/Dining Room  
3.72m (12'3") x 2.77m (9'1")

Bedroom 1  
3.46m (11'4") x 3.46m (11'4")

Bedroom 2  
2.54m (8'4") x 2.02m (6'8")

Refitted Bathroom

**Further Information**

Tenure: Leasehold  
Lease Length: 125-year lease, starting from 1985, 86 years remain  
Management Charge: £1,000 per annum  
Ground Rent: £210 per annum  
Management Charge and Ground Review Period: Annually  
Council Tax Band: B  
EPC Rating: D  
Heating Type: Electric. Modern thermostatic-controlled electric heaters

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



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk



ASKING PRICE

**£170,000**

**THE BRAMBLES**

ST. IVES, PE27 5NJ

## PROPERTY SUMMARY

A very well-presented, ground-floor apartment, within a sought-after location. This superb property is within The Brambles development, overlooking the communal grounds and paddock land. This home features a refitted kitchen/dining room, a refitted bathroom, two bedrooms, and an allocated, off-road parking space. Being within short distances of St Ives town centre, public transport, main road links, and local amenities, this property makes an ideal investment or first-time buy. Offered with no onward chain.

2



1



1

