

GROUND FLOOR

Communal entrance door to:

Communal Entrance Hall
Stairs leading to first floor and door to:

FIRST FLOOR

Living room/Bedroom
4.55m (14'11") x 3.09m (10'2")

Modern Kitchen
2.52m (8'3") x 2.48m (8'2")

Refitted Shower Room

Outside
Allocated parking.

Further Information
Tenure: Leasehold
Lease Length: 958 years
Service Charge & Ground Rent:
£907.88pa
Council Tax Band: A
EPC Rating: C
Potential Rental Income: £575 - £595 per
calendar month
Potential Rental Yield: Approx. 7.9% per
annum



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

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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

ellis winters
sales & lettings since 2001



OFFERS IN EXCESS OF

£90,000

WINDSOR GARDENS

SOMERSHAM, PE28 3DZ

PROPERTY SUMMARY

An upgraded, first-floor, studio apartment, within a popular village location. This superb property is suitable to first-time buyers or investment buyers. The property has a good size living room/bedroom, a modern kitchen, a refitted shower room, gas central heating, double glazing and an allocated parking space. Offered with no onward chain, a viewing comes highly recommended.

1



1



1

