



Bedroom  
3.31m (10'10") x 3.03m (9'11")

Shower Room

Outside  
Private parking for one vehicle to the rear.

**Flat 3**  
A first floor apartment measuring approx. 756 sq-ft with its own private entrance and off road parking. Accommodation comprises, two double bedrooms, a good sized lounge, separate study, modern kitchen and shower room. This property is currently let on an assured short hold tenancy agreement for £950pcm.

### First Floor

Study  
1.75m (5'9") x 1.68m (5'6")

Kitchen  
3.54m (11'7") x 3.52m (11'7")

Lounge  
4.92m (16'2") x 3.86m (12'8")

Bedroom 1  
3.86m (12'8") x 3.56m (11'8")

Bedroom 2  
3.52m (11'7") x 2.67m (8'9")

Shower Room

Outside  
Private parking for one vehicle to the rear.

Agents Notes  
All photos were taken before current tenants moved in.

Further Info  
Tenure: Freehold  
Council Tax Bands  
Flat 1: B  
Flat 2: B  
Flat 3: B  
EPC Ratings  
Flat 1: D  
Flat 2: E  
Flat 3: 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



14 Market Hill  
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PE27 5AL

## OFFICE DETAILS

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



## ASKING PRICE

**£550,000**

## EAST STREET

ST. IVES, PE27 5PD



PROPERTY SUMMARY

ATTENTION BUY TO LET INVESTORS. A rare opportunity to acquire a freehold residential property that's been divided into three apartments providing in excess of 5.5% rental yield. The property was comprehensively renovated and converted in 2017 and comprises two ground floor one bedroom apartments and a first floor two bedroom apartment, all with allocated off road parking. All three apartments are currently let on an assured short hold tenancy agreements and are offered with No Forward Chain.

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