



**Ground Floor**

Secure Entrance and doors to:

Entrance Hall

Lounge  
3.66m (12') x 3.20m (10'6")

Kitchen/Dining Room  
3.66m (12') x 2.79m (9'2")

Bedroom 1  
3.75m (12'4") x 3.44m (11'3")

Bedroom 2  
2.59m (8'6") x 1.99m (6'6")

Bathroom

**Further Information**

Tenure: Leasehold  
Lease Length: 125 years from August 1985, 86 years remain  
Management Charge: Approx. £1200 per annum  
Ground Rent: Approx. £210 per annum  
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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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ASKING PRICE

**£165,000**

**THE BRAMBLES**

ST. IVES, PE27 5NJ

## PROPERTY SUMMARY

A 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 kitchen/dining room, a bathroom, two bedrooms, and an allocated, off-road parking space. Being within short distances from St Ives town centre, public transport, main road links, and local amenities, this property makes an ideal investment or first-time buy.

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