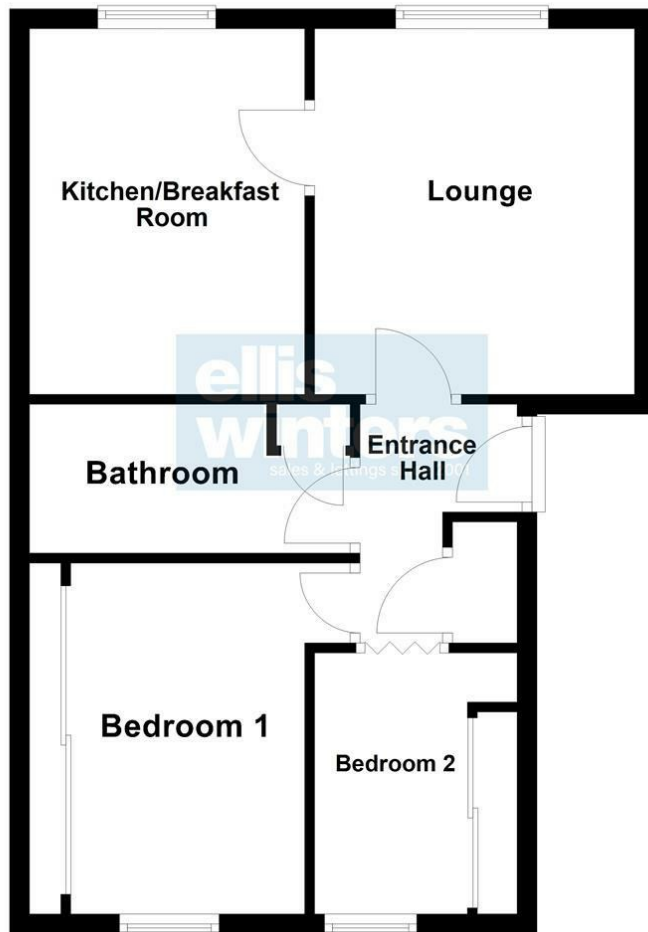


First Floor



Ground Floor
Communal entrance door to:

EPC Rating: C
Council Tax Band: B

Communal Entrance Hall
Stairs leading to first floor.

First Floor
Door to:

Entrance Hall

Lounge
3.68m (12'1") x 3.22m (10'7")

Kitchen/Breakfast Room
3.68m (12'1") x 2.77m (9'1")

Bedroom 1
3.53m (11'7") x 2.34m (7'8")

Bedroom 2
2.63m (8'7") x 2.04m (6'8") max

Bathroom

Outside
The property has an allocated off road parking space.

Further Information
Tenure: Leasehold
Lease: 125 years from 1985
Lease remaining: 86
Management Fee: £1606.20 pa
Ground Rent: £210pa
Review Period: Next review 2027

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

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£175,000

THE BRAMBLES

ST. IVES, PE27 5NJ

PROPERTY SUMMARY

A beautifully presented first floor apartment located in a popular residential area, south of the river, with great road links to Cambridge and Huntingdon. Accommodation comprises, a refitted kitchen/breakfast room, a lounge overlooking fields to the rear, a refitted and fully tiled bathroom, and two bedrooms with fitted wardrobes. Additional benefits include allocated off road parking, sought after fitted shutters to the double glazed windows, and a recently updated water tank. A viewing is essential to fully appreciate this well cared for property.

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