

Ground Floor

Entrance Hall
5.89m (19'4") x 2.90m (9'6")

Cloakroom

Utility Room
1.92m (6'3") x 1.46m (4'9")

Study/ Bedroom 4
3.09m (10'2") x 2.86m (9'4")

Refitted Kitchen/Dining Room
4.96m (16'3") x 4.56m (15')

First Floor

Landing

Lounge
4.96m (16'3") x 4.53m (14'10")
Featuring a Juliette balcony

Bedroom 1
4.96m (16'3") x 3.10m (10'2")
Featuring fitted wardrobes

En-suite Bathroom

Second Floor

Landing

Bedroom 2
4.96m (16'3") x 3.31m (10'10")

Featuring custom fitted wardrobes

Bedroom 3
4.96m (16'3") x 3.10m (10'2") max

Refitted Shower Room

Outside

To the rear, a courtyard-style south-facing garden, laid mainly to paving with a seating area, sleeper edging, a mature flower bed, and timber archway. There is gated access to the rear parking area and the allocated parking space.

Further Information

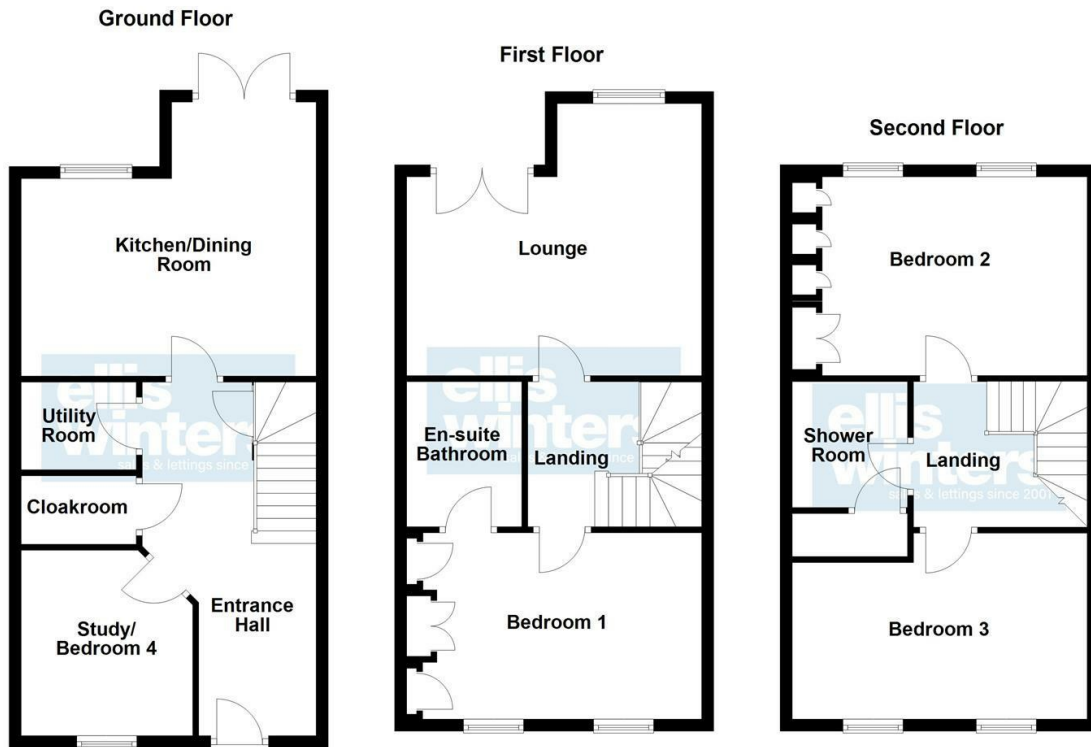
Tenure: Leasehold, with a share in the freehold

Lease Length: 999 years from 2006, 981 years remain

Service Charge: Paid twice a year. 2024 cost is £1,283 in April and £1,283 in October, includes buildings insurance, external decorating including fences, maintenance of the gates, roads, and pathways, and annual gutter clean

Council Tax Band: C
EPC Rating: C

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

£500,000
RIVER PLACE
ST IVES, PE27 5DE

PROPERTY SUMMARY

Welcome to River Place, a charming three-storey townhouse nestled in the heart of St Ives. This delightful property boasts a refitted kitchen/dining room with integrated appliances and quartz worktops, and three/four bedrooms, perfect for a growing family or those in need of extra space. Further features are the one/two reception rooms, an en-suite bathroom, a refitted shower room, a cloakroom, and a utility room.

Built in 2006 by Campbell Buchanan, this mid-town house offers the comfort of a well-established property. The town centre location ensures that you are never far from the buzz of St Ives, with amenities and riverside walks just a stone's throw away.

Imagine coming home to a gated, private development, where you can unwind in the tranquillity of your surroundings. With an allocated parking for one vehicle, and an enclosed south facing courtyard style rear garden, convenience is at your doorstep. Additionally, being within walking distance to the guided busway, commuting or exploring the area couldn't be easier.

Don't miss the opportunity to make this property your own and experience the best of townhouse living in St Ives. River Place is more than just a house; it's a place to call home.

4



2



1

