

Ground Floor

Entrance Hall

Shower Room

Lounge/Diner  
5.26m (17'3") x 3.94m (12'11")

Kitchen  
2.78m (9'1") x 2.06m (6'9")

First Floor

Landing

Bedroom 1  
3.81m (12'6") x 2.83m (9'4")

Bedroom 2  
2.83m (9'3") x 2.33m (7'8")

Bathroom

Outside

To the rear, a paved patio seating area, an open-plan lawn area, and a flower bed border.

To the front of the development there are some non allocated, communal parking spaces.

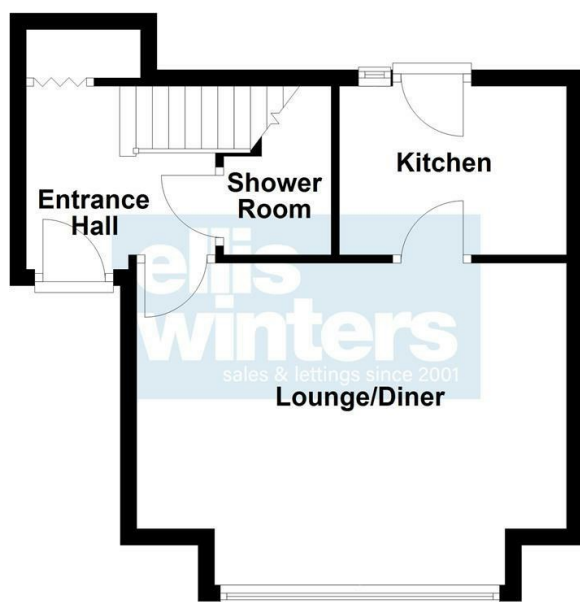
Further Information

Tenure: Leasehold

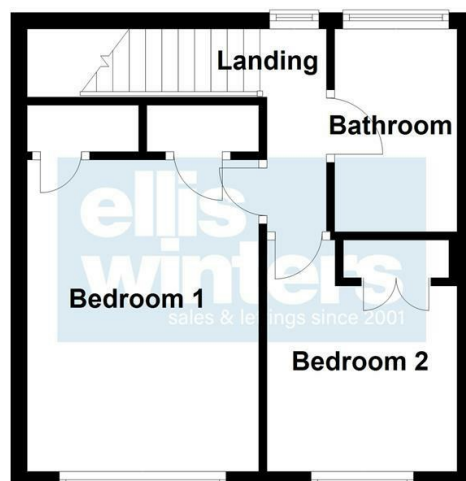
Length of lease: Currently 78 years,

however it is a surrender & grant, so a new lease is created for a new purchaser to 99 years.  
Annual ground rent amount: N/A  
Ground rent review period: N/A  
Annual service charge amount: £2197.56 per annum or £549.39 per quarter  
Service charge review period: Every 12 months. Account meetings twice a year.  
Council tax band: B  
EPC Rating: C  
Agents Note: The current sellers confirm that the boiler was replaced in November 2023, and the fuse box was replaced in October 2023.

### Ground Floor



### First Floor



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#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

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

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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OFFERS IN EXCESS OF

**£170,000**

**HARVEST COURT**

ST. IVES, PE27 5QZ

## PROPERTY SUMMARY

Welcome to Harvest Court, St. Ives - a charming property that offers a delightful living experience in a prime location. This end terrace house is nestled in an over 55's development, perfect for those seeking a peaceful and friendly community atmosphere.

The town centre location ensures convenience at your doorstep, with easy access to the guided busway, public transport links, and river side walks.

The property features, a lounge/diner, a ground-floor shower room, two bedrooms, a family bathroom, and views over the communal grounds.

Offered with no onward chain.

2



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