



GROUND FLOOR
Secure entrance door, stairs to first floor.

FIRST FLOOR

ENTRANCE HALL

BATHROOM

OPENPLAN LIVING AREA
4.62m (15'1") x 3.92m (12'10")

OUTSIDE
Outside are extensive communal grounds and private parking.

FURTHER INFORMATION
Tenure: Leasehold
Lease Length: 999 years from 1977, 952 years remain
Service charge: £715 per annum. This can be paid by monthly standing order. This includes ground rent of £25 per year, a maintenance charge of £625 per year (maintenance includes lighting and upkeep of common areas), and building insurance of £65 per year.
Council Tax Band: A
EPC Rating: D
Heating Type: Electric
Potential Rental Income: The current tenant is paying £650 pcm giving a rental yield of approx. 6% per annum

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



PROPERTY SUMMARY

A well-presented, first-floor studio apartment, within a converted Victorian building. This superb property is located in a private development and the bottom of a cul de sac, and offers short distances from local amenities, schools, and public transport links. The property features open-plan accommodation with a modern kitchen area, and a modern bathroom. There are extensive and well-maintained communal grounds, private parking, and this property is well suited to first-time buyers or investment buyers.

0



1



1

