



Ground Floor

Entrance Hall

Lounge
5.71m (18'9") x 3.60m (11'10")

Kitchen
3.26m (10'8") x 2.43m (8')

Bedroom 1
4.70m (15'5") x 3.21m (10'6")

Bedroom 2
4.15m (13'7") x 2.81m (9'3")

Bathroom

Further Information

Tenure: Leasehold
Length Of Lease: 125 years from 1989
Years Remaining On Lease: 89
Ground Rent: £50 per annum
Service Charge: £1100pa
Council Tax Band: B
EPC Rating: D

Agent Note

All appliances included including fridge freezer and washer/dryer.

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

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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



£200,000
RUGELEY COURT
ST. IVES, PE27 5RD

PROPERTY SUMMARY

Situated only a short walk from St Ives town centre and the Guided Busway to Cambridge this well presented ground floor apartment is offered with No Forward Chain. The property which was updated throughout in 2023 benefits from its own private entrance, a good sized lounge, two double bedrooms, a modern kitchen and bathroom. The property also benefits from off road parking. A viewing is essential to fully appreciate both the location and the space available with this great apartment.

2



1



1

