

Second Floor

Entrance Hall

Open Plan Lounge/Kitchen Area  
6.20m (20'4") max x 4.35m (14'3") max

Utility Cupboard

Bedroom 1  
5.40m (17'9") max x 3.17m (10'5") max

En-suite Shower Room

Bedroom 2  
3.25m (10'8") x 2.91m (9'6")

Bathroom

Outside  
The property comes with an allocated, numbered parking space.

Location  
The Elms is uniquely positioned to not only provide fantastic walking access to both St Ives town centre and the Guided Busway to Cambridge, but great road access to the nationally important A14 linking Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. The town of Huntingdon is only 6 miles away with its mainline train station offering frequent and modern trains to Kings Cross and St Pancras in under an hour.

Further Information  
Tenure: Leasehold  
Length Of Lease: 999 years from new  
Ground Rent: £0  
Service Charge: £1970pa  
EPC Rating: B  
Council Tax Band: C

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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



£215,000  
MEADOW PARK  
ST. IVES, PE27 4LG

## PROPERTY SUMMARY

Ellis Winters are delighted to offer this second floor apartment situated only a short walk from St Ives town centre and offered with No Forward Chain. Measuring approx. 738 SQ-FT this spacious apartment offers two double bedrooms, two bathrooms, an open plan living/kitchen space, entrance hall and utility cupboard. Outside the property boasts allocated off road parking.

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