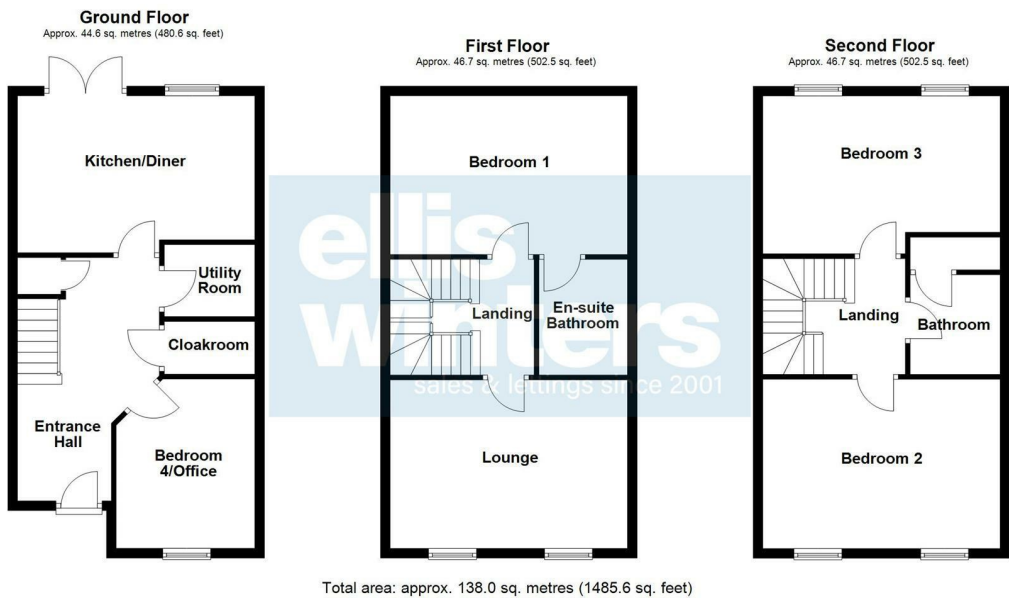




Ground Floor

Entrance Hall

Bedroom 4/Office
3.53m (11'7") x 2.89m (9'6")

Cloakroom

Utility Room
1.68m (5'6") x 1.50m (4'11")

Kitchen/Diner
4.95m (16'3") x 3.27m (10'9") max

First Floor

Landing

Lounge
4.95m (16'3") x 3.53m (11'7")

Bedroom 1
4.95m (16'3") x 3.29m (10'10")

En-suite Bathroom

Second Floor

Landing

Bedroom 2
4.95m (16'3") x 3.53m (11'7") max

Bedroom 3
4.95m (16'3") x 3.29m (10'10") max

Bathroom

Outside

Electronic double gates and a secure pedestrian gate give access to this private development. The property has an enclosed courtyard garden which is mainly paved with raised borders and a garden shed. The property also benefits from a allocated parking space.

Further Information

Tenure: Leasehold, with a share in the freehold.

Lease Length: 999 years from May 2005, 980 years remain

Service Charge: 2024 charges were £2572 - see agents notes

Council Tax Band: C

EPC Rating: C

Agents Notes

Service Charge covers private collection of rubbish bins, all lighting, development entry system, electronic gates, all exterior house painting, maintenance of roadways and paths, gardening, annual gutter clearing and building insurance. The sellers informs us that usually the charge is around £2000pa but in 2024 all the properties were re-painted which required scaffolding.

The seller also advises that a new boiler was installed in 2024 and that the brand new Miele washing machine and tumble dryer will be included within the sale of the property.

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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£480,000
RIVER PLACE
ST. IVES, PE27 5DE

PROPERTY SUMMARY

Welcome to River Place, a highly sought-after development of substantial town houses within a private, gated community, nestled in the heart of St Ives town centre. This impressive property offers spacious and versatile accommodation across three floors, providing an ideal home for modern living.

The property features three/four bedrooms, two bathrooms, a first floor lounge, and a kitchen/diner with double doors opening to a charming courtyard garden. The entrance hall is grand and welcoming, while the utility room and cloakroom offer added convenience. The ground floor benefits from under floor heating, and the property has had a brand new boiler installed in 2024.

Outside the property benefits from an allocated parking space and a recently redesigned courtyard rear garden.

Don't miss the chance to make this fantastic property your own, offered with the added convenience of NO FORWARD CHAIN.

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