



Ground Floor

Communal Entrance Hall

Stairs to second floor and entrance door to:

Hall

Lounge/Diner
17' 9" x 8' 7" (5.41m x 2.62m)

Kitchen
9' 7" x 6' 0" (2.92m x 1.83m)

Bedroom
15' 6" x 13' 5" (4.72m x 4.09m)

Bathroom

Outside
The development has electrically operated front gates. Allocated parking.

Further Information
Tenure: Leasehold
Lease Length: 106 years remain
Management Charge: £1,490 per annum (payable bi-annually)
Ground Rent: £120 per annum (payable bi-annually)
Council Tax Band: B
EPC Rating: C

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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£190,000
LEAS CLOSE
ST. IVES, PE27 5QL

PROPERTY SUMMARY

An immaculately presented, second-floor apartment, within a sought-after gated development just outside St Ives town centre. This superb property features a lounge/diner, a kitchen with integrated appliances, a generous double bedroom with built-in wardrobes, and a bathroom. The property further benefits from an allocated parking space.

This home is well suited to first-time buyers, or investment buyers, due to the proximity to the town centre, and the guided busway. Offered with no onward chain.

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