

**Ground Floor**  
Secure entrance, with stairs to the first floor

**First Floor**

**Entrance Hall**

**Lounge/Dining Room**  
4.48m (14'9") x 3.11m (10'2")

**Kitchen**  
2.92m (9'7") x 1.74m (5'8")

**Bedroom 1**  
3.11m (10'2") x 2.91m (9'6")

**Bedroom 2**  
2.72m (8'11") x 1.97m (6'6")

**Bathroom**

**Outside**  
Allocated parking space, garden shed for storage

**Further Information**  
Tenure: Leasehold  
Lease Length: 956 years remain  
Service Charge: Approx. £550 per annum, combined with ground rent and insurance  
Council Tax Band: A  
EPC Rating: C  
Heating Type: Gas Central Heating

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



**ellis winters**  
sales & lettings since 2001

ASKING PRICE

**£195,000**

**DARWOOD COURT**

ST. IVES, PE27 5WQ




PROPERTY SUMMARY

A well-presented, first-floor, town centre apartment, within a popular and sought-after development. This superb property is within walking distance of amenities, main road links, and the Guided Busway to Cambridge. The property is currently tenanted, with the tenant paying £1,050 per calendar month, which would give around 6.4% yield per annum, making this a fantastic investment opportunity. The property boasts a good-sized lounge/dining room, two generous bedrooms, a modern kitchen and bathroom, and an allocated parking space, making this an excellent first-time buy or for someone looking to downsize.

2



1



1

