



Located just a short stroll from the heart of St Ives town centre, this generously sized ground floor apartment offers a unique opportunity for those seeking low-maintenance, single-level living with the added benefits of outdoor space and privacy. Featuring its own private entrance and an enclosed rear garden, this home offers an appealing alternative to a bungalow for buyers looking to be close to local amenities.

The well-presented accommodation comprises two double bedrooms, an open-plan lounge and kitchen area, and a shower room. With no forward chain, an early viewing is highly recommended to fully appreciate the space, setting, and convenience this home has to offer.

Ground Floor
Private entrance door to:

Entrance Hall

Lounge/Kitchen Area
6.82m (22'5") x 3.29m (10'9") max

Hall

Bedroom 1
3.62m (11'10") x 2.87m (9'5")

Bedroom 2
3.06m (10'1") x 2.99m (9'10")

Shower Room

Outside

The enclosed front garden is laid with gravel for low maintenance. Gated access to the rear provides access to the private entrance door as well as the private enclosed rear garden. The rear garden is mainly laid to lawn with a seating area.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes

payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Further Information

Tenure: Leasehold (share of freehold)
Lease Length: 117 years
Ground Rent: TBC (current owner owns freehold, so currently no charges - speak to a member of the team for more info)
Service Charge: TBC (current owner owns freehold, so currently no charges - speak to a member of the team for more info)
EPC Rating: C
Council Tax Band: A

Agents Note

Please note that the photos shown were taken before the current tenant moved into the property. The seller has confirmed the property will be redecorated after the tenants move out to reflect the condition shown in the photos. Please also note that the photos of the garden don't reflect the decked seating area now in place.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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AUCTION GUIDE

£160,000

North Road

St. Ives, Cambs, PE27 5PR

PROPERTY SUMMARY

A Rarely Available Ground Floor Apartment with Private Garden - Ideal Bungalow Alternative, Close to St Ives Town Centre - No Forward Chain

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