



Flat 1
A ground floor apartment measuring approx. 462 sq-ft with its own private entrance and off road parking. Accommodation comprises, a double bedroom, lounge, modern kitchen and shower room. This property is currently let on an assured short hold tenancy agreement for £850pcm.

- Ground floor
- Entrance Hall
- Lounge/Diner
3.73m (12' 2") x 2.92m (9' 6")
- Kitchen
3.76m (12' 4") x 2.49m (8' 2")
- Bedroom
3.73m (12' 2") x 2.92m (9' 6")
- Shower Room
- Outside
Private parking for one vehicle to the rear.

Flat 2
A ground floor apartment measuring approx. 501 sq-ft with its own private entrance and off road parking. Accommodation comprises, a double bedroom, an open plan living/kitchen area and shower room. This property is currently let on an assured short hold tenancy agreement for £850pcm.

- Ground floor
- Entrance Hall
- Lounge/Kitchen
6.94m (22'9") x 4.83m (15'10")
- Bedroom
3.31m (10'10") x 3.03m (9'11")
- Shower Room
- Outside
Private parking for one vehicle to the rear.

Flat 3
A first floor apartment measuring approx. 756 sq-ft with its own private entrance and off road parking. Accommodation comprises, two double bedrooms, a good sized lounge, separate study, modern kitchen and

shower room. This property is currently let on an assured short hold tenancy agreement for £950pcm.

- First Floor
- Study
1.75m (5'9") x 1.68m (5'6")
- Kitchen
3.54m (11'7") x 3.52m (11'7")
- Lounge
4.92m (16'2") x 3.86m (12'8")
- Bedroom 1
3.86m (12'8") x 3.56m (11'8")
- Bedroom 2
3.52m (11'7") x 2.67m (8'9")
- Shower Room
- Outside
Private parking for one vehicle to the rear.

Agents Notes
All photos were taken before current tenants moved in.

- Further Info**
- Tenure: Freehold
- Council Tax Bands
- Flat 1: B
- Flat 2: B
- Flat 3: B
- EPC Ratings
- Flat 1: D
- Flat 2: E
- Flat 3: D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

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

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£550,000

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PROPERTY SUMMARY

ATTENTION BUY TO LET INVESTORS. A rare opportunity to acquire a freehold residential property that's been divided into three apartments providing in excess of 5.5% rental yield. The property was comprehensively renovated and converted in 2017 and comprises two ground floor one bedroom apartments and a first floor two bedroom apartment, all with allocated off road parking. All three apartments are currently let on an assured short hold tenancy agreements and are offered with No Forward Chain.

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