



Total area: approx. 61.1 sq. metres (658.0 sq. feet)

Ground Floor  
Secure entrance, stairs to the first floor

First Floor  
Hall  
Refitted Kitchen  
3.52m (11'7") max x 2.35m (7'9")  
Lounge  
4.48m (14'8") x 3.31m (10'10")

Second Floor  
Landing  
Bedroom 1  
3.32m (10'11") x 3.01m (9'11")  
Bedroom 2  
2.65m (8'8") x 2.35m (7'8")  
Bedroom 3  
2.40m (7'10") x 1.97m (6'6")  
Refitted Bathroom

Outside  
An allocated parking space for one vehicle

Further Information  
Tenure: Leasehold  
Lease Length: 146 years remaining  
Ground Rent & Management Charge:  
£490 per quarter  
Council Tax Band: A

EPC Rating: C

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 £66.67 plus VAT (£80) 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 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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OFFERS OVER

**£220,000**

**White Hart Court**

St. Ives, Cambridgeshire, PE27 5EA



## PROPERTY SUMMARY

A rarely available, well-presented, two storey, first-floor maisonette, in St Ives town centre. This superb property provides easy access to amenities, main road links, and is walking distance to the Guided Busway to Cambridge. This unique home features a refitted kitchen with integrated appliances, a generous lounge, three bedrooms, a refitted bathroom, and an allocated off-road parking space. The property is offered with no onward chain, benefits from a long lease length, and would be a suitable first-time buy or investment property.

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