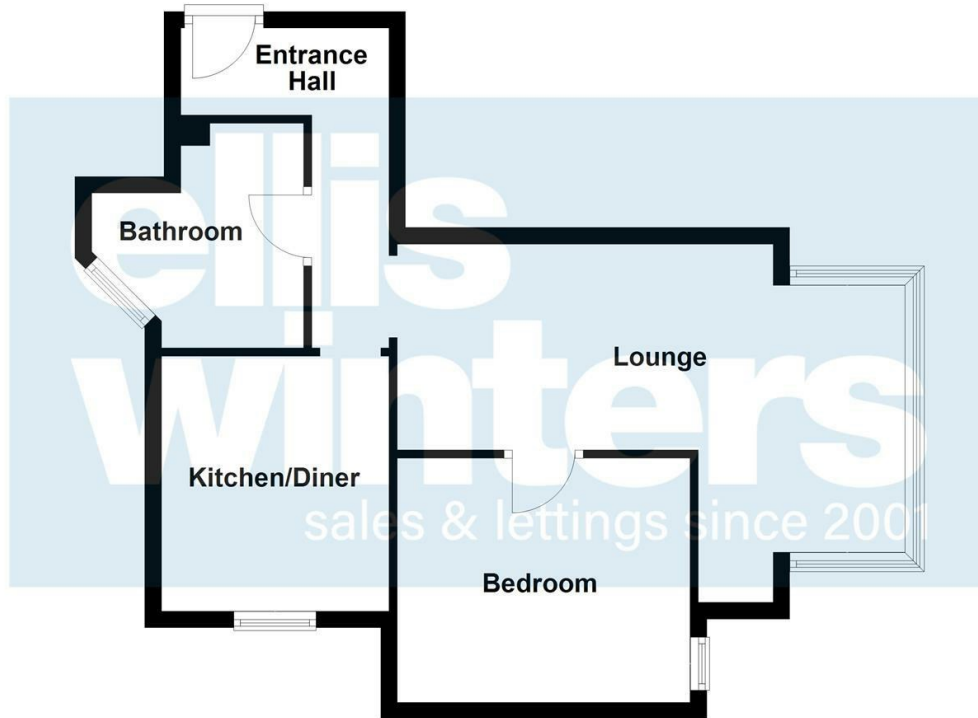


### First Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



Total area: approx. 49.9 sq. metres (537.6 sq. feet)

#### Ground Floor

Enter via a secure entrance door, stairs to first floor.

#### First Floor

##### Entrance Hall

Kitchen/Diner  
3.10m (10'2") x 2.77m (9'1")

Lounge  
6.17m (20'3") x 4.36m (14'4")

Bedroom  
3.56m (11'8") x 2.97m (9'9")

##### Bathroom

##### Outside

The property benefits from a garage and allocated parking space for one vehicle in front of the garage, there is access to the well-maintained communal grounds and outside drying area.

##### Further Information

Tenure: Leasehold  
Lease Remaining: Approx. 960 years  
Management/Service Charge: Approx. £960 per annum  
Ground Rent: N/a  
Council Tax Band: A  
EPC Rating: 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 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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**£175,000**

**Bury Way**

St. Ives, , PE27 6SL

## PROPERTY SUMMARY

A well-proportioned, and presented first floor apartment within this superb converted Victorian building. This home still retains some of the period details throughout, it benefits from stunning views over the communal grounds, and comes with a garage and an allocated parking space. The accommodation comprises of a kitchen/diner, a lounge, a double bedroom, and a bathroom. A viewing comes highly recommended to appreciate the charm and location of this home.

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