

## Second Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 46.5 sq. metres (500.5 sq. feet)

Ground Floor  
Communal Entrance Door

Communal Entrance Hall  
Stairs leading to second floor

Second Floor  
Door opening to:

Entrance Hall

Lounge  
4.27m (14') x 3.36m (11')

Kitchen  
3.33m (10'11") x 2.77m (9'1")

Bedroom  
3.36m (11') x 3.09m (10'2")

Study/Store  
1.84m (6'1") x 1.67m (5'6")

Bathroom

Agents Note

The property would likely rent for around £900pcm should you be interested in buying the property as a buy to let.

Further Information

Tenure: Leasehold  
Years Remaining On Lease: 91 years  
Annual Ground Rent: £10pa  
Annual Service Charge: £1245pa  
Ground Rent Review Period: Every 12 months  
EPC Rating: TBC  
Council Tax Band: A

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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### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk

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**£145,000**

**Norris Road**

St. Ives, Cambridgeshire, PE27 5BP

## PROPERTY SUMMARY

Attention First Time Buyers and Buy To Let Investors. This second floor apartment is situated only a short walk from St Ives town centre and all its amenities. The well-proportioned accommodation comprises, a double bedrooms, lounge, kitchen, bathroom and a convenient study/store. The property also benefits from parking located in a communal parking area.

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