

Ground Floor

Entrance Hall

First Floor

Hallway

Lounge/Diner  
4.18m (13'9") x 3.57m (11'9")

Kitchen  
3.46m (11'4") x 2.21m (7'3")

Bedroom 1  
3.46m (11'4") x 2.98m (9'9")

Bedroom 2  
2.55m (8'4") x 2.14m (7')

Bathroom

Outside  
There is a storage cupboard, and communal grounds to the front of the property.

Further Information

Tenure: Leasehold  
Length Of Lease Remaining: 100 years, approx.  
Management Charge: Approx. £512.06 per annum (Reviewed annually and includes buildings insurance)  
Ground Rent: £10 per annum (Reviewed annually)  
Council Tax Band: A  
EPC Rating: C  
Parking: On Road Parking

Buyer ID Checks

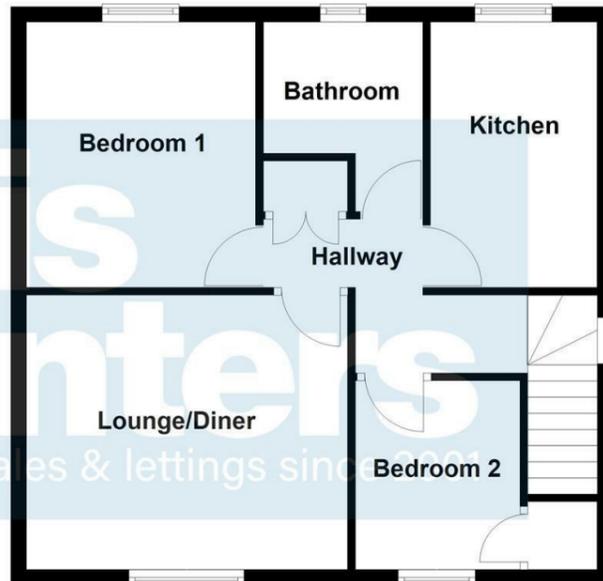
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon 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.

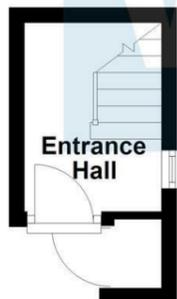
### First Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



### Ground Floor

Approx. 5.0 sq. metres (53.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.4 sq. feet)

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#### OFFICE ADDRESS

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PE27 5AL

#### OFFICE DETAILS

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**£190,000**

**Waveney Road**

St. Ives, , PE27 3FW

## PROPERTY SUMMARY

A very well-presented, first floor maisonette, in a popular location, and within walking distance to public transport links to the Guided Busway to Cambridge. This superb property is well-proportioned throughout with a lounge/diner, a gally style kitchen, two bedrooms, and a bathroom. The entrance hallway on the ground floor offers a versatile storage area, and there is an outside cupboard for additional storage. This property is in close proximity to amenities and is well-suited to first-time buyers, or as an investment property.

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