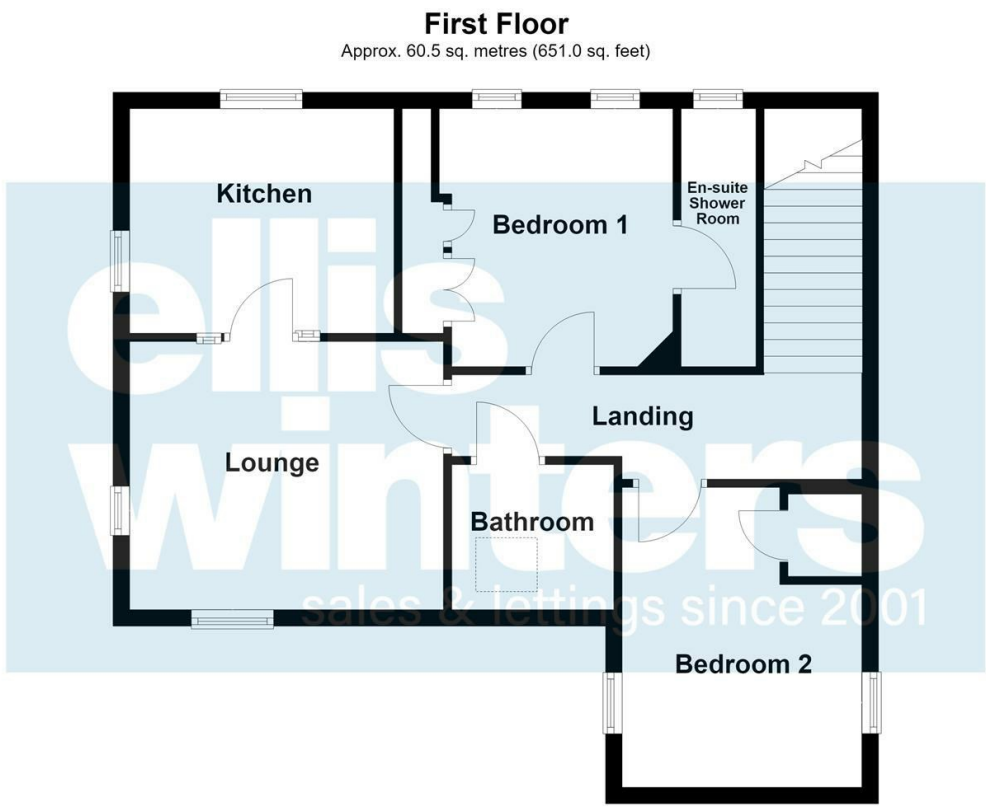

Total area: approx. 60.5 sq. metres (651.0 sq. feet)

Ground Floor

Entrance and stairs to first floor

First Floor

Landing

Lounge
3.81m (12'6") x 3.26m (10'9")

Kitchen
3.21m (10'6") x 2.73m (8'11")

Bedroom 1
3.14m (10'3") x 2.69m (8'10")

En-suite Shower Room

Bedroom 2
3.65m (12') x 2.91m (9'7")

Bathroom

Outside

There is an enclosed courtyard style garden that is paved with a planted border. A short distance from the property is the parking area, where there is an allocated parking space for two cars in tandem, and a visitor parking space.

Further Information
Tenure: Leasehold
Lease Length: 982 years remain
Service Charge: Approx. £750 per annum
Buildings Insurance: Approx. £368 per annum
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 + 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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OFFICE ADDRESS
14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS
01480 388888
infostives@elliswinters.co.uk

OFFERS IN EXCESS OF
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Langley Close
St. Ives, , PE27 5DG

PROPERTY SUMMARY

A well-presented town centre first floor maisonette, within a private, gated development. This superb home is within walking distance to amenities, riverside walks, public transport links, and to the Guided Busway to Cambridge. The property features, a modern kitchen with integrated appliances including a washing machine, dishwasher, and fridge/freezer, a lounge, bedroom one features built-in wardrobes and an en-suite shower room, bedroom two is a further double room with a built-in wardrobe, and a family bathroom. Outside, there is an enclosed courtyard style garden, a tandem length, allocated, parking space for two vehicles and a visitor parking space. Offered with no onward chain.

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