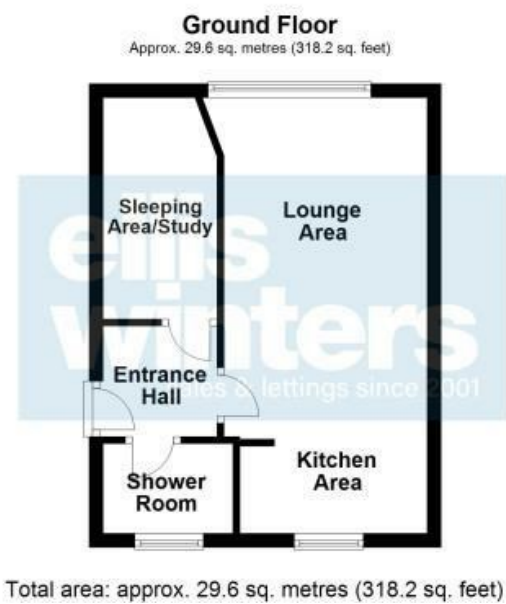




Offered with No Forward Chain, this ground floor apartment is an ideal opportunity for first-time buyers or investment purchasers. Originally a studio, the property has been thoughtfully converted to provide a separate sleeping area/study, an open-plan living and kitchen area, and a shower room. Additional benefits include off-road parking.

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.

Ground Floor

Communal entrance door to:

Communal Entrance Hall  
Door opening to:

Entrance Hall

Shower Room

Sleeping Area/Study 3.20m (10'6") x 1.65m (5'5") max

Open Plan Lounge/Kitchen Area 6.31m (20'8") x 2.94m (9'8") max

Further Information

Tenure: Leasehold

Length of lease: 950 years

Ground rent & service charge: £250pa

EPC rating: D

Council tax band: A

Agents Note The property would rent for around £700pcm giving a rental yield around 7.5%

Buyer ID Checks To meet legal

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 DETAILS

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**£113,000**

**Shakespeare Road**

St. Ives, Cambridgeshire, PE27 6TT



PROPERTY SUMMARY

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