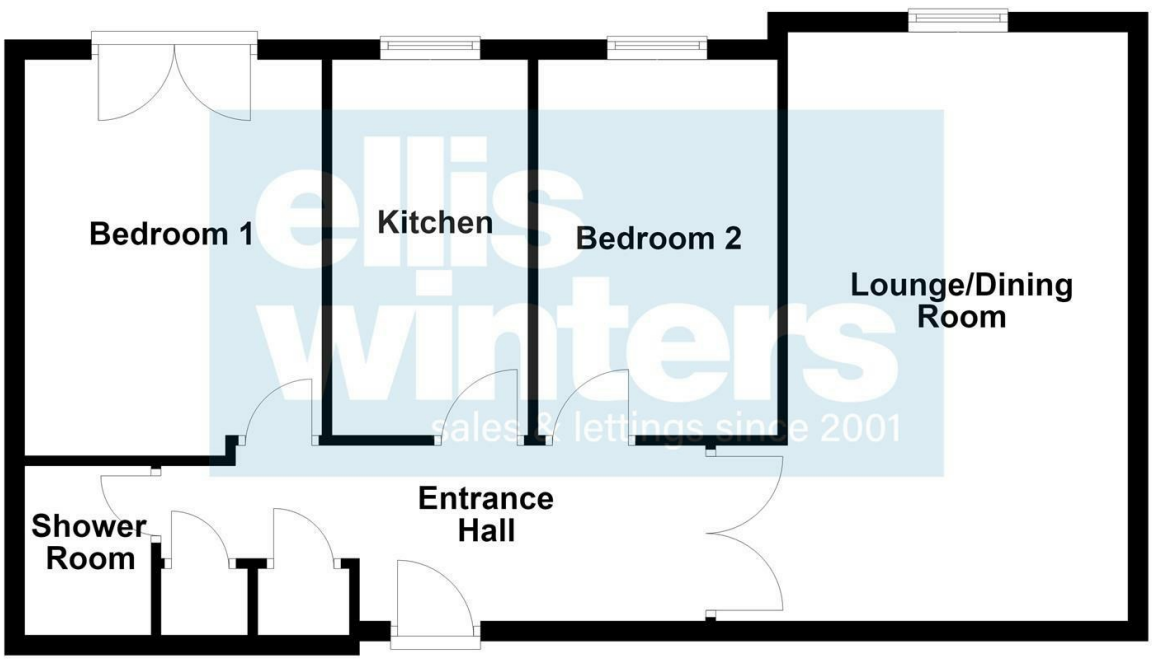


Ground Floor
Secured entrance, with stairs and lift access to the second floor

Second Floor

Entrance Hall

Lounge/Dining Room
5.91m (19'5") x 4.13m (13'7")

Refitted Kitchen
3.77m (12'5") x 1.97m (6'5")

Bedroom 1
3.78m (12'5") max x 2.98m (9'9")

Bedroom 2
3.77m (12'5") x 2.40m (7'11")

Outside
One allocated parking space, and access to a secure, communal residence garden, that over looks the river.

Further Information
Tenure: Leasehold, 150-year lease from 1997
Length Of Lease Remaining: 122 years
Management Charge: Approx. £2,000 per annum
Council Tax Band: C
EPC Rating: B
Heating Type: Electric Heating

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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£249,950

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PROPERTY SUMMARY

A very well-presented, second-floor property, within the sought-after Mill Side apartments, overlooking the river Great Ouse and St Ives Town Centre. This superb property features a refitted kitchen with integrated appliances, including washer/dryer, fridge/freezer, electric oven and induction hob, a refitted shower room, two bedrooms, and a generous lounge/dining room Further benefits to this home are its walking distance to the amenities, town centre, and the Guided Busway, bedroom one features French-style doors that open to a "Juliette" balcony offering stunning views, there is a lift access within the building, and an allocated parking space for one vehicle.

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