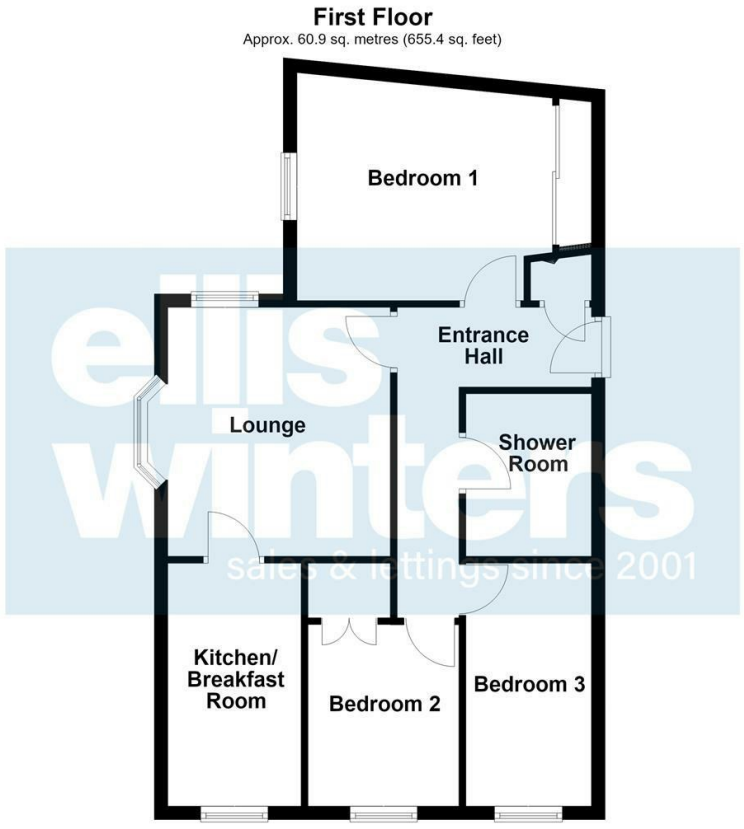


Total area: approx. 60.9 sq. metres (655.4 sq. feet)

Ground Floor

Secure entrance door, and stairs to first floor

First Floor

Entrance Hall

Lounge
3.69m (12'1") x 3.30m (10'10")

Kitchen/ Breakfast Room
3.60m (11'10") x 1.97m (6'6")

Bedroom 1
4.37m (14'4") max x 3.38m (11'1")

Bedroom 2
3.60m (11'10") max x 2.24m (7'4")

Bedroom 3
3.69m (12'1") x 1.86m (6'1")

Refitted Shower Room

Outside

The property comes with full access to the communal gardens and grounds, communal parking spaces.

Further Information:
Tenure: Leasehold, and membership to Bridgefoot Residents Association
Lease Length: Existing lease is in place, but please contact the agent for up to date information
Service Charge: Approx. £3,745 per annum, paid quarterly approx. £936.25

Ground Rent: N/A
Council Tax Band: C
EPC Rating: C
Reserve Fund: Vendor confirms there is a high value fund in place

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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£230,000

Bridgefoot

St. Ives, Cambridgeshire, PE27 5EP

PROPERTY SUMMARY

A very-well presented, first-floor maisonette, within the popular Bridgefoot development. This OVER 55's site, features well-maintained, riverside communal grounds and garden that all residents benefit from, along with residents access to the community lounge in the main building. The property is situated only a few minutes walk to St Ives town centre, where there is a wealth of amenities, and access to the Guided Busway to Cambridge.

Upon entering the property, the accommodation offered, is an entrance hall, a lounge with views over the communal garden and river, a kitchen/breakfast room, three bedrooms, all with built in or fitted storage and a refitted shower room. The three bedrooms do offer flexibility if there is a need for a dressing room, dining room or study.

Further to the communal grounds, there are limited amount of parking spaces available for residents use.

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