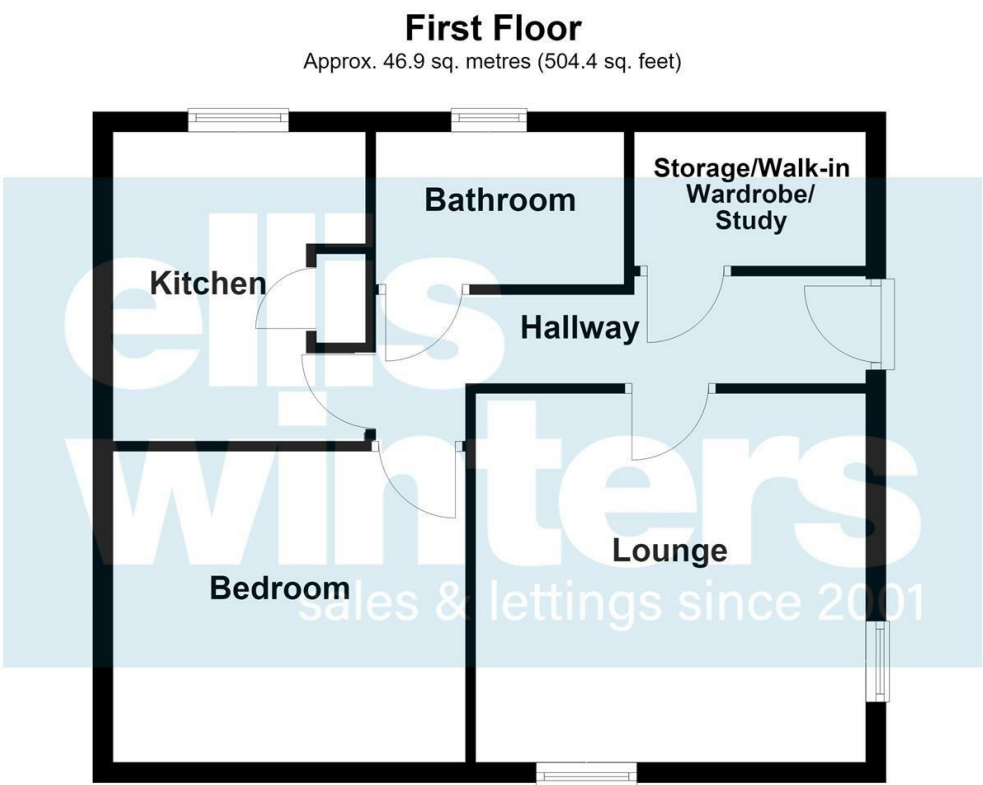




Total area: approx. 46.9 sq. metres (504.4 sq. feet)

- Ground Floor
- Secure entrance door, and stairs to first floor
- First Floor
- Hallway
- Storage/Walk-in Wardrobe/ Study
2.30m (7'7") x 1.33m (4'4")
- Lounge
3.88m (12'9") x 3.67m (12')
- Kitchen
3.08m (10'1") x 2.51m (8'3")
- Bedroom
3.50m (11'6") x 3.09m (10'2")
- Bathroom
2.47m (8'1") x 1.52m (5')
- Outside
- There is communal residents parking available
- Further Information
Tenure: Leasehold
Lease Length: 125-year lease from 1989, 88 years remain
Service Charge: Approx. £1,778 per annum
Ground Rent: Approx. £10 per annum
Council Tax Band: A
EPC Rating: D
- 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.



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



OFFERS IN EXCESS OF
£140,000
Norris Road
St. Ives, , PE27 5BP

PROPERTY SUMMARY

A well-presented and proportioned, first floor apartment, within walking distance/short distances of amenities, the town centre, public transport and the Guided Busway to Cambridge. This superb property features a modern kitchen, a lounge, a double bedroom, a family bathroom, a large storage cupboard that could be used as a walk-in wardrobe or study, and further benefits from double glazing and gas central heating. This property is offered with no onward chain and would be an ideal first-time buy or investment property.

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