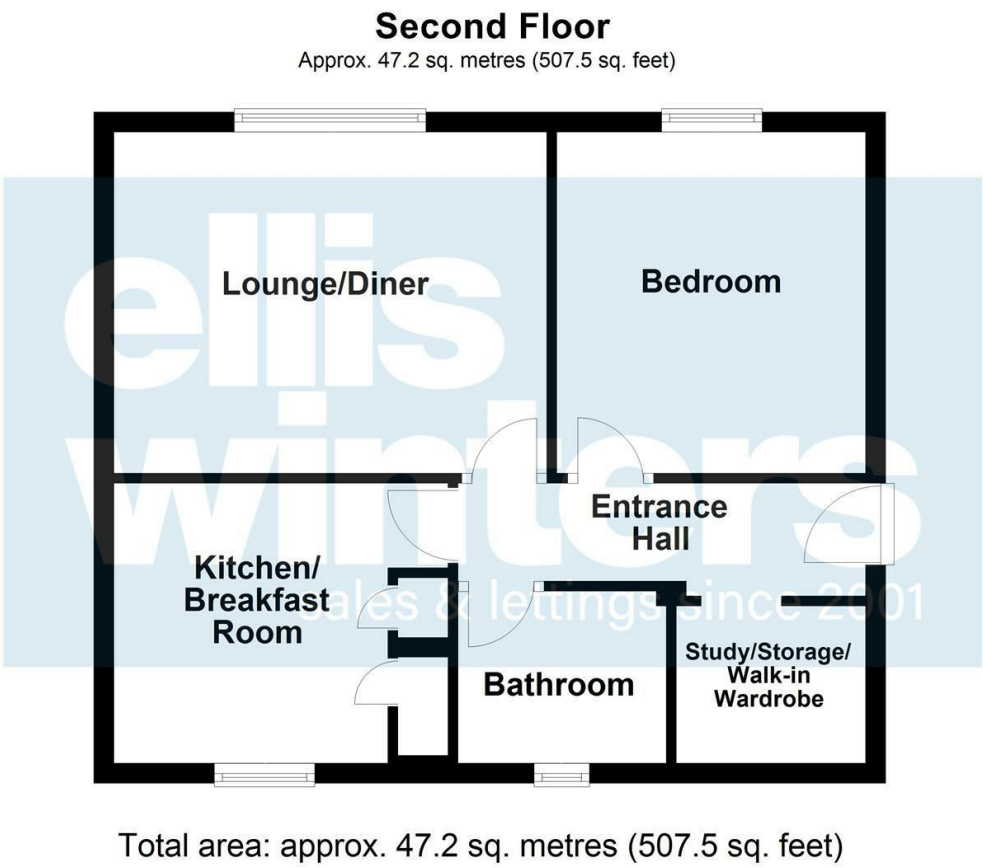




- Ground Floor
- Secure entrance, stairs to the second floor.
- Second Floor
- Entrance Hall
- Lounge/Diner
4.31m (14'2") x 3.40m (11'2")
- Kitchen/ Breakfast Room
3.32m (10'11") x 2.79m (9'2")
- Bedroom
3.40m (11'2") x 3.08m (10'1")
- Study/Storage/ Walk-in Wardrobe
1.88m (6'2") x 1.61m (5'3")
- Bathroom
2.08m (6'10") x 1.71m (5'7")
- Outside
Access to communal grounds, on road parking.
- Further Information
Tenure: Leasehold
Lease Length: 125 years from 2006, 104 years remain
Maintenance Charge: Approx. £1,536 per annum
Ground Rent: Approx. £10 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 £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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OFFICE DETAILS

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PROPERTY SUMMARY

A well-presented, and well-proportioned second floor apartment, within a short distance of St Ives town centre. This superb property features a modern kitchen/breakfast room, a lounge/diner, a double bedroom, a bathroom, and a study/storage room/walk-in wardrobe. Offered with no onward chain and a generous lease length, this home makes an ideal first-time buyer, or an investment property.

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