



A superb, remodelled, first-floor apartment within the prestigious "The Old Mill" development. It is located a short walk over the town's historic bridge to St Ives town centre (2 min walk) and a short distance from main road links (inc. A14, M11 and A1), the Guided Busway to Cambridge (5 min walk) and direct train line to London and the north (10 min drive). Multiple opportunities for countryside walks also lie on the doorstep. This sought-after development boasts a secure entry system, lift, an allocated parking space, visitors' parking, two communal gardens with river frontage, and a secure bike store. Situated by the river Great Ouse, there are views from all rooms over the river and open fields. This apartment has been thoughtfully remodelled to take advantage of these views, creating a larger open-plan kitchen and living accommodation with its high ceilings and original features, including tall double doors and a Juliette balcony, which are unique to this apartment. The kitchen has been refitted with granite work surfaces and is equipped with plenty of storage, under-unit lighting, a matching island and high-quality integrated appliances including a microwave oven combi, a fridge and a freezer. The property also features a bright double bedroom with fitted wardrobes, a modernised bathroom as well as upgraded smart heating system, and wooden floors.

3.08m (10'1") x 3.05m (10') max
 Bathroom
 Outside
 Well-kept communal grounds and an allocated parking space
 Further Information
 Tenure: Leasehold
 Lease Length: 150-year lease from January 1997, 122 years remain
 Service Charge: £1,716 per annum
 Ground Rent: N/a
 Council Tax Band: C
 EPC Rating: TBC
 Heating: Electric heating, which has been upgraded from the original storage heaters
 Agent Notes: The vendor confirms there is an allocated parking space and a parking permit available for the private car park.

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 plus 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.

Ground Floor
 Secure entrance door, stairs, or lift to the first floor

First Floor

Entrance Hall

Open Plan Living with A Refitted Kitchen
 5.58m (18'4") x 5.34m (17'6")

Bedroom

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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£280,000

The Old Mill

St Ives, Cambridgeshire, PE27 5EY

PROPERTY SUMMARY

A superb, remodelled, first-floor apartment within the prestigious "The Old Mill" development, situated by the river Great Ouse and only a couple of minutes' walk over the town's historic bridge to St Ives town centre. This superb home features a generous open-plan kitchen/living accommodation with a refitted kitchen with granite work surfaces and integrated appliances, a bright double bedroom, and a modernised bathroom. This unique apartment offers river and open field views from all areas, and comes with an allocated parking space. The property is also within short distances of main road transport links and the Guided Busway to Cambridge. Offered with no onward chain, a viewing comes highly recommended.

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