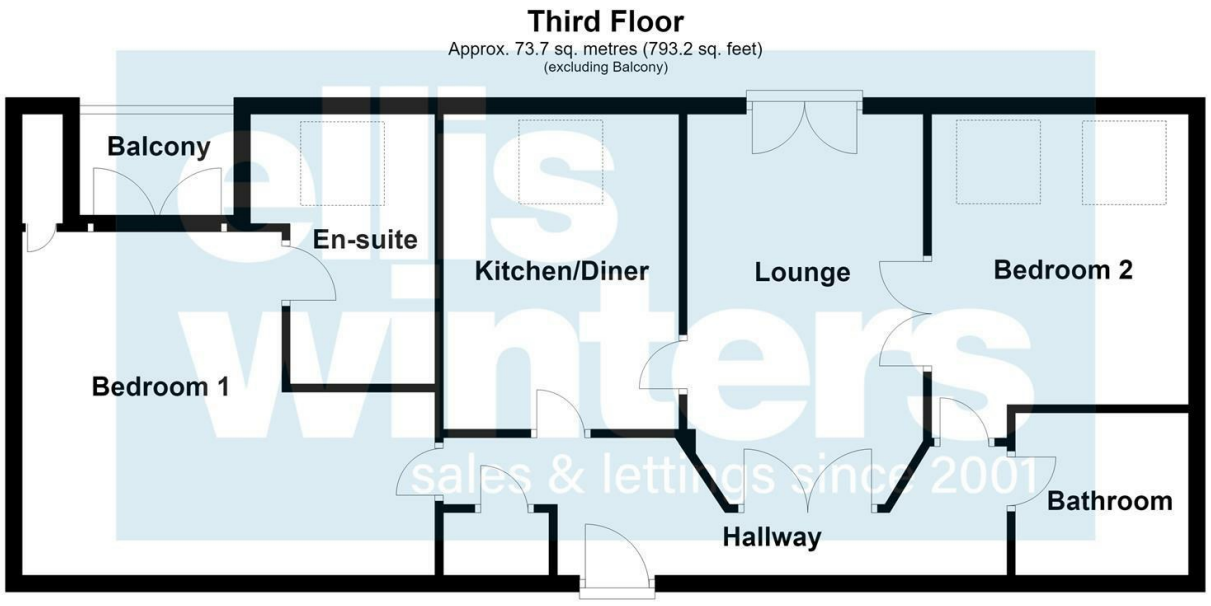



Total area: approx. 73.7 sq. metres (793.2 sq. feet)

Ground Floor

Secure entrance door, stairs or lift to third floor

Third Floor

Hallway

Kitchen/Diner
3.77m (12'5") x 2.82m (9'3")

Lounge
4.67m (15'4") x 2.82m (9'3")

Bedroom 1
4.93m (16'2") max x 4.11m (13'6")

En-suite

Balcony

Bedroom 2
3.88m (12'9") x 3.07m (10'1")

Bathroom

Outside
An allocated, off-road parking space and access to a secure, communal residence garden, that over looks the river.

Further Information
Tenure: Leasehold
Lease length Remaining: 122 years approx.
Management Charge: Approx. £2,400 per annum
Ground Rent: N/a

Council Tax Band: D
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 £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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**£300,000**

# London Road

St. Ives, , PE27 5GU

PROPERTY SUMMARY

A well-presented, third-floor property, within the sought-after Mill Side apartments, overlooking the river Great Ouse and St Ives Town Centre. This superb property features a kitchen/diner with integrated appliances, a lounge with a Juliette balcony offering stunning views, bedroom one with an en-suite shower room, and a private enclosed balcony, a generous bedroom two, and a bathroom. Further benefits to this home are its walking distance to the amenities, town centre, and the Guided Busway to Cambridge. The building has a fitted lift, and there is an allocated parking space for one vehicle.

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