



Ground floor
Communal entrance door to:

3.34m (10'11") x 2.27m (7'5")
Double glazed window to front, radiator.

Communal Entrance
Stairs leading to first floor:

Bathroom
Refitted with a three piece suite comprising, a bath with shower over, a pedestal wash hand basin and a low-level WC, tiled splashbacks, extractor fan, double glazed window to rear, radiator.

First Floor
Front entrance door to:

Entrance Hall
Radiator, two storage cupboards, airing cupboard with plumbing for washing machine.

Outside
The property benefits from a garage and off road parking.

Lounge/Diner
7.38m (24'3") x 3.55m (11'8") max
Double glazed window to front, double glazed window to rear, two radiators.

Further Information
Length of tenancy: Minimum of 6 months

Kitchen
2.68m (8'10") max x 2.50m (8'2")
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in electric oven with grill, built-in four ring ceramic hob with extractor hood over, double glazed window to rear.

Council Tax Band: A
EPC Rating: E
Minimum annual income to pass referencing: £30,000

Bedroom 1
3.27m (10'9") x 3.15m (10'4")
Double glazed window to front, radiator, built in double wardrobe.

Bedroom 2

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£1,000 PER CALENDAR MONTH
CLARE COURT
ST. IVES, PE27 6DE

PROPERTY SUMMARY

A good sized first floor apartment situated in a popular development that's only a short walk from St Ives town centre. Accommodation includes two bedrooms, lounge/diner, a refitted kitchen and bathroom. Unusually the property also benefits from a garage and off road parking. Available Early March. DEPOSIT £1100.

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