Bedroom 2

Bedroom 1

Shower Room

Kitchen Area

Entrance Hall

GROUND FLOOR
Front entrance door to:

ENTRANCE HALL
Stairs leading to first floor.

FIRST FLOOR
Door opening to:

LOUNGE/KITCHEN AREA 6.76m (22'2") x 3.28m (10'9")max

HALL

BEDROOM 1 3.71m (12'2") x 2.87m (9'5")

BEDROOM 2 2.94m (9'8") x 1.66m (5'5")max

SHOWER ROOM

OUTSIDE

Gated access to the rear provides access to the private entrance door as well as the private enclosed rear garden. The rear garden is mainly laid to lawn with a patio seating area.

AGENTS NOTE

Please note that photos were taken before current tenant moved into the property.

FURTHER INFORMATION Tenure: Leasehold

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

Ground Rent: N/A Service Charge: N/A

Council Tax Band: A

EPC Rating: C

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## PROPERTY SUMMARY

A unique first floor apartment situated only a short walk from St Ives town centre with its own private entrance door and enclosed rear garden. Accommodation includes two bedrooms, open plan lounge/kitchen area and a shower room. No Forward Chain.

2







1















