

## Ground Floor



Ground Floor  
Private front entrance door to:

Porch  
Door to storage cupboard.

Hall  
Radiator.

Lounge  
4.42m (14'6") x 3.09m (10'2")  
Double glazed window to rear, double glazed box window to side, radiator, coving to ceiling.

Kitchen  
2.95m (9'8") x 1.75m (5'9")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, cooker with extractor hood over, double glazed window to front, wall mounted gas boiler.

Bedroom 1  
3.44m (11'3") x 2.68m (8'10")  
Double glazed window to side, radiator.

Bedroom 2  
2.95m (9'8") x 2.00m (6'7")  
Double glazed box window to rear, two radiators.

Bathroom

Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, tiled splash backs, extractor fan, radiator.

Outside  
Allocated off road parking.

Directions  
Leaving the office follow The Quadrant travelling away from the Town Centre and Darwood Court can be found on the left hand side.

Further Information  
Length of Tenancy: minimum of six months  
Council Tax Band: A  
EPC Rating: C  
Minimum household income required to pass referencing: £33,000

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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### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

### OFFICE DETAILS

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**£1,100 PER MONTH**  
**DARWOOD COURT**  
ST. IVES, PE27 5WQ

## PROPERTY SUMMARY

A WELL presented GROUND FLOOR apartment located only a short walk from ST IVES TOWN CENTRE and the GUIDED BUSWAY to Cambridge. Accommodation includes TWO bedrooms, lounge, kitchen and bathroom. The property also benefits from ALLOCATED parking, gas radiator heating and UPVC double glazing. Available end of July DEPOSIT £1200.

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