



**FIRST FLOOR**  
Front entrance door to:

backs, extractor fan, shaver point, double glazed window to rear. Edit | Delete

**ENTRANCE HALL**  
Electric storage heater, airing cupboard.

**DIRECTIONS**  
Entering Godmanchester from the A14 direction continue along Cambridge Road and then turn left into Tudor Road. Take the fourth left into Bascraft Way and Carnaby Close is the first turning on the right hand side.

**LOUNGE**  
3.77m (12'4") x 3.15m (10'4") Electric storage heater, ceiling fan, sliding patio doors opening to balcony.

**KITCHEN/DINER**  
5.07m (16'8") max x 2.37m (7'9") Fitted with a matching range of base and eye level units with worktop space over and under unit lighting, 1½ bowl sink with mixer tap, plumbing for automatic washing machine, space for fridge and space for freezer, built-in electric oven with grill, built-in four ring electric hob with extractor hood over, two double glazed windows to rear, electric storage heater, ceiling fan.

**FURTHER INFORMATION**  
Length of tenancy: Minimum of 6 months  
Council Tax Band: A  
EPC Rating: C  
Minimum annual income to pass referencing: £22,500

**BEDROOM**  
3.46m (11'4") x 3.27m (10'9") Double glazed window to front, fitted double wardrobe with sliding doors, electric storage heater, ceiling fan.

**Agent Note**  
Pictures were taken before the last tenant moved into the property and are due to be updated shortly.

**BATHROOM**  
Fitted with a three piece suite comprising, a panelled bath with electric shower over, a pedestal wash hand basin and a low-level WC, tiled splash

**VIEWINGS**  
By appointment with Ellis Winters.

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  
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**OFFICE DETAILS**

01480 388889  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk

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## PROPERTY SUMMARY

A first floor apartment located in the popular village of Godmanchester. The property benefits from a kitchen/diner, a lounge with a balcony, a double bedroom and bathroom. Available early September. DEPOSIT £850

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