



**GROUND FLOOR**  
Front entrance door through to

**COMMUNAL ENTRANCE HALL**

**ENTRANCE HALL**  
Coving to ceiling, wall mounted electric heater, dado rail.

**BEDROOM**  
2.76m (9'1") x 2.46m (8'1")  
Double glazed window to side, coving to ceiling.

**LIVING ROOM**  
3.76m (12'4") x 3.08m (10'1")  
Box bay double glazed window to the front, wall mounted electric storage heater, dado rail, coving to ceiling.

**BATHROOM**  
Three piece suite of which comprises a panelled bath with shower attachment, wash hand basin and vanity unit and close coupled WC, wooden effect laminate flooring, wall heater, coving to ceiling.

**KITCHEN**  
2.40m (7'10") x 1.78m (5'10")  
Fitted with a matching range of base and eye level units with worktop space over, 1? bowl sink, space for fridge/freezer, double glazed window to the front, wall heater, wooden effect laminate flooring.

**FURTHER INFORMATION**  
Length of Tenancy: minimum of six months  
Council Tax Band: A  
EPC Rating: C  
Minimum household income required to pass referencing: £24,000

**Agent Note**  
Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

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

**ellis winters**  
sales & lettings since 2001

**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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



**ellis winters**  
sales & lettings since 2001

**£800 PER MONTH**  
**EAST STREET**  
ST. IVES, PE27 5DY



## PROPERTY SUMMARY

A very well presented ground floor apartment on the edge of St Ives town centre. The property includes a double bedroom, living room, kitchen and a recently renovated bathroom. The apartment also benefits from allocated parking. Available Mid August. Deposit £900. EPC C

1



1



1

