



Ground Floor
Front entrance door to:

Living Room/Bedroom
4.50m (14'9") x 3.10m (10'2")
Double-glazed window to rear, radiator.

Kitchen
2.50m (8'2") max x 2.50m (8'2") L-shaped
Matching base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, double glazed window to rear, wall mounted gas boiler.

Shower Room
Built in double wardrobe, storage cupboard, wash basin, shower cubicle and low-level WC, double glazed window to side, ceramic tiling.

Outside
Communal gardens and parking area.

Directions
On entering the village from the St Ives direction, continue over the crossroads, turn left onto Feoffees Rd and Windsor Gardens can be found on the right-hand side.

Further Information
Council Tax Band: A
EPC Rating: D

Annual Household Income Required To Pass Referencing: Minimum £19,500
Deposit: £750

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

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

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

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

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£650 PER MONTH
WINDSOR GARDENS
HUNTINGDON, PE28 3DZ

PROPERTY SUMMARY

A modern BEDSIT apartment. The accommodation is small but perfectly formed, with everything you need in your FIRST HOME. There's a living room/bedroom, kitchen, dressing area and SHOWER ROOM. The property has the added benefit of gas radiator heating & PARKING. Available mid-November, Deposit £750

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