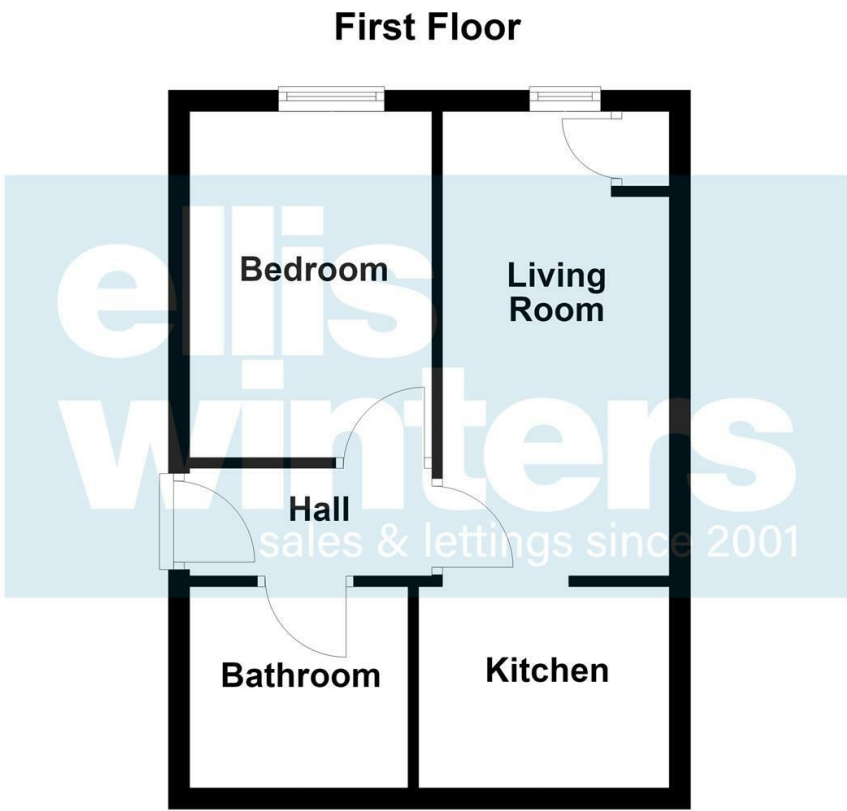




Ground Floor
Communal Entrance Door

Communal Entrance Hall
Stairs leading to first floor

First Floor
Door opening to:

Hall
2.28m (7'6") x 1.01m (3'4")

Bedroom
3.25m (10'8") x 2.28m (7'6")

Living Room
4.36m (14'4") max x 2.13m (7')

Kitchen
2.38m (7'10") x 1.89m (6'2")

Bathroom
2.05m (6'9") x 1.89m (6'2")

Outside:
The development benefits from a large communal garden. There are 2 generous parking areas available to all tenants with enough parking for 1 car per property & guest parking

Further Information
Council Tax Band: B
EPC Rating: C
Minimum household income required to pass referencing: £25,500

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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BOXWORTH END
SWAVESEY, CB24 4GL

PROPERTY SUMMARY

A well-presented one-bedroom first-floor apartment situated in a desirable village location, offering excellent access to local amenities and transport links, including the Guided Busway into Cambridge.

The property comprises a comfortable living space, fitted kitchen, one bedroom and bathroom, with the added benefit of off-road parking and access to large communal gardens.

Ideally positioned within walking distance of the village amenities and providing convenient access to Cambridge, this property would make an excellent home for a single occupant or professional couple.

AVAILABLE IMMEDIATELY – DEPOSIT £950 – EPC C

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