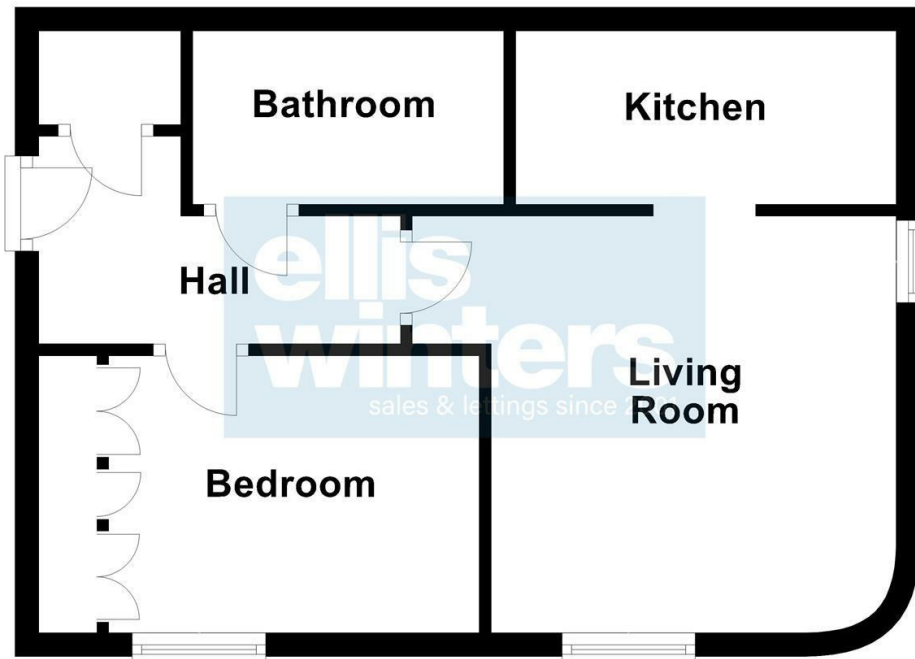


## Ground Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



Total area: approx. 36.8 sq. metres (395.6 sq. feet)

Ground Floor Apartment  
Communal hallway, entrance door to:

Hall  
Storage cupboard.

Living Room  
3.51m (11'6") x 3.41m (11'2")  
Double glazed sash windows to front and side, radiator.

Kitchen  
3.20m (10'6") x 1.46m (4'9")  
Matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, built-in oven, four ring gas hob with extractor hood over, laminate flooring.

Bedroom  
3.12m (10'3") x 2.33m (7'8")  
Double glazed sash window to front, radiator, range of built in wardrobes.

Bathroom  
Three piece suite comprising panel bath with shower over, wash basin and WC, ceramic tiling, extractor fan, radiator, ceramic tiled floor.

Outside  
Allocated parking area.

FURTHER INFORMATION  
Deposit: £1,025

Council Tax Band: A  
EPC rating: C  
Minimum household income required to pass referencing: £27,750

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

**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

**£925 PER CALENDAR MONTH**  
**MONARCH COURT**  
ST. IVES, PE27 5BU

## PROPERTY SUMMARY

A one-bedroom ground-floor apartment just a couple of minutes' walk from the town centre. The property is available immediately, and we'd encourage you to book a viewing today. The property has a good-sized living room with an adjacent kitchen, a bedroom and a bathroom. Deposit £1025 EPC - C. Available beginning September

1



1



1

