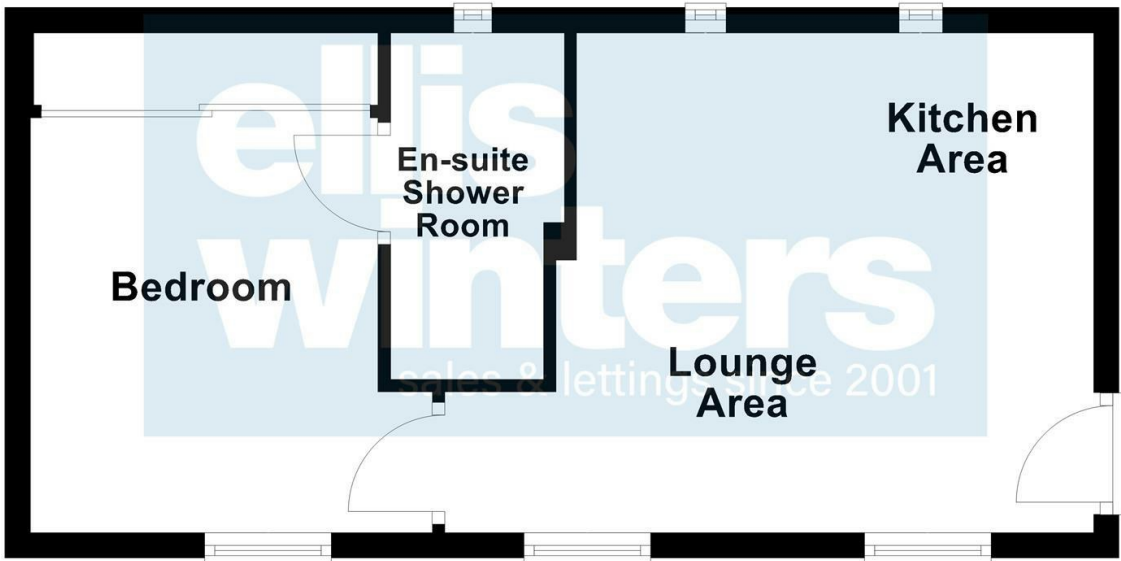


First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 33.2 sq. metres (357.2 sq. feet)

GROUND FLOOR
Communal Entrance door to:

Communal Entrance Hall
Stairs leading to first floor

FIRST FLOOR
Front entrance door to:

Lounge/Kitchen Area
5.13m (16'10") max x 3.95m (13')

Bedroom
3.50m (11'6") x 2.75m (9')

En-suite Shower Room

OUTSIDE
Off road parking space included.
Communal outdoor space for residence.

FURTHER INFORMATION
Deposit: £1,030
Council Tax Band:
EPC rating: C
Minimum household income required to
pass referencing: £26,850

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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HUNTINGDON, PE29 3LP

PROPERTY SUMMARY

A first-floor apartment, ideally located in the heart of Huntingdon town centre, close to all local amenities and within walking distance of Huntingdon train station. This modern property features an open-plan lounge and kitchen area, a double bedroom with a fitted wardrobe, and an en-suite shower room. Additional benefits include underfloor heating throughout, an off-road parking space, a communal outdoor area, and a secure communal entrance with a touchpad access system. Available mid-December. Deposit: £1,032

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