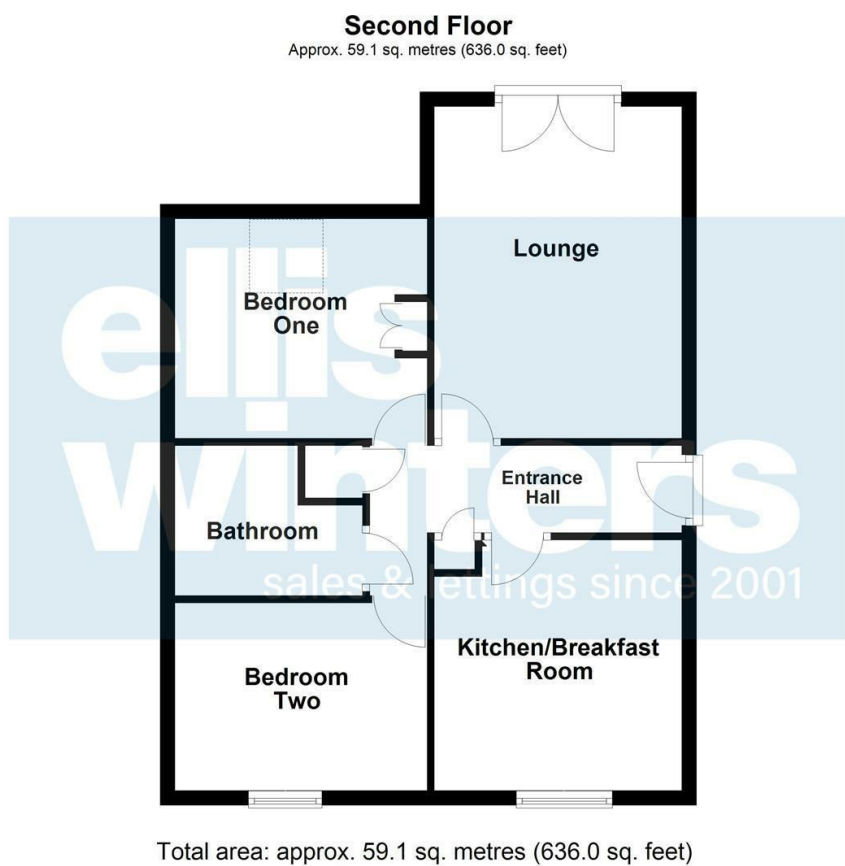




GROUND FLOOR
Communal entrance door to:

COMMUNAL ENTRANCE HALL
Stairs leading to the first and second floors.

SECOND FLOOR
Front entrance door to:

HALL
Storage cupboard, airing cupboard.

LOUNGE
4.52m (14'10") x 3.39m (11'1") Electric heater, double door opening to Juliet balcony.

KITCHEN/DINER
3.41m (11'2") max x 3.39m (11'1") Fitted with a matching range of base and eye level units with worktop space over and under unit lighting, 1½ bowl stainless steel sink with mixer tap, extractor fan, integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric oven, built-in four ring ceramic hob with extractor hood over, double glazed sash window to front, electric heater.

BEDROOM 1
3.71m (12'2") x 3.03m (9'11") Velux window to rear, built-in wardrobe, electric heater.

BEDROOM 2
3.71m (12'2") x 2.25m (7'5") Velux window to front, electric heater.

BATHROOM
Fitted with a three-piece suite comprising a P-shaped panelled bath with shower over, pedestal wash hand basin and low-level W/C, tiled splash backs, heated towel rail, and extractor fan.

OUTSIDE
The property has allocated off-road parking.

DIRECTIONS
Traveling round Huntingdon Ring Road, turn right onto St Mary's Street. Continue to the end of the road and then turn left onto the High Street and follow the one-way system round onto Hartford Road. Turn right onto Ingram Street and follow the road to the end, and then turn left onto Temple Close. The Mews development can then be found on the right-hand side.

VIEWINGS
By appointment with Ellis Winters.

FURTHER INFORMATION
Deposit: £1,095
Council Tax Band: B
EPC rating: C
Minimum household income required to pass referencing: £29,850

Agent Notes:
Pictures were taken before the last tenant moved into the property and are due to be updated shortly.

Holding Deposit
At the time of reservation, you will be required to pay a holding deposit equal to 1 week's 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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PROPERTY SUMMARY

A modern second-floor apartment set within a popular development in Huntingdon, enjoying attractive views over open fields and the River Great Ouse. The well-presented accommodation has been re-decorated and benefits from new carpets throughout, and comprises two bedrooms, a spacious kitchen/diner, and a bright lounge with a Juliet balcony, along with a contemporary bathroom. The property also benefits from allocated off-road parking.

Available End of November. EPC rating D. Deposit: £1,095.

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