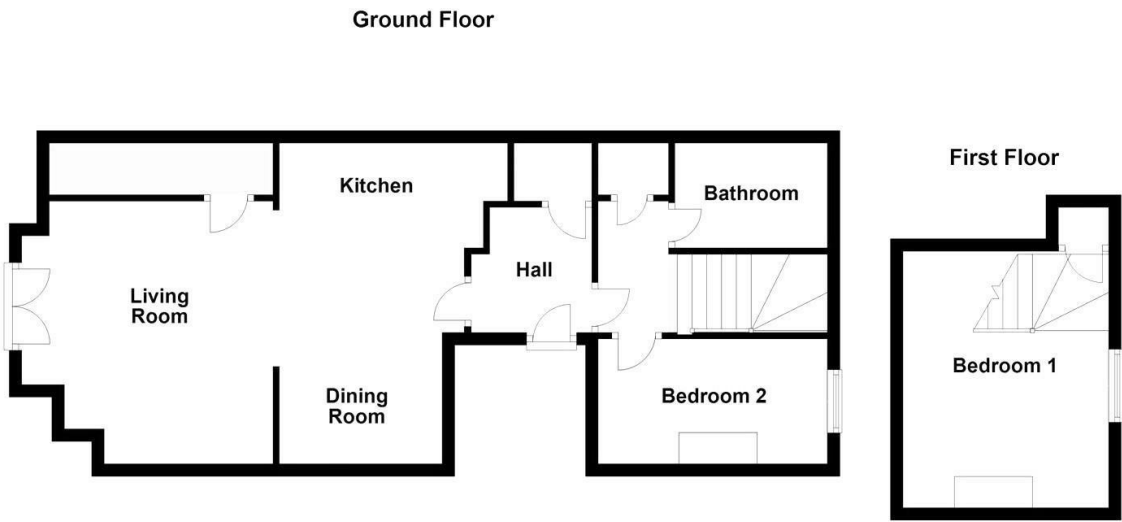




Ground Floor

Hall
Doors to kitchen/diner, storage cupboard, separate hall way:

Kitchen/ Diner
5.13m (16'10") x 2.97m (9'9")
Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, built-in fitted fridge/freezer and dishwasher, plumbing for washing machine and dishwasher with electric cooker, built-in electric hob, radiator, laminate flooring, and open plan dining room.

Bedroom 1
4.10m (13'5") x 3.29m (10'10") plus 0.70m (2'4") x 0.70m (2'4")

Outside:
To the rear, there is a small private garden, predominantly laid to lawn, with a small patio space in proximity to the main residence.

Further Information
Council tax band: C
EPC Rating: C
Minimum household income to pass referencing: £54,000

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

Bedroom 2
3.67m (12') x 2.00m (6'7")

Stairs to first floor:

First Floor

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 well-presented two-bedroom basement apartment set within a charming period property, ideally located in the heart of the city centre. Offering excellent access to local transport hubs, this property is perfectly suited to professionals seeking convenience and connectivity.

The accommodation features a spacious open-plan living area, creating a modern and versatile space for both relaxing and entertaining. Residents also benefit from access to a well-maintained communal garden.

Additional advantages include permit parking availability and an EPC rating of C. The property is offered to the market from the beginning of September and is available with a deposit of £2,076.

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