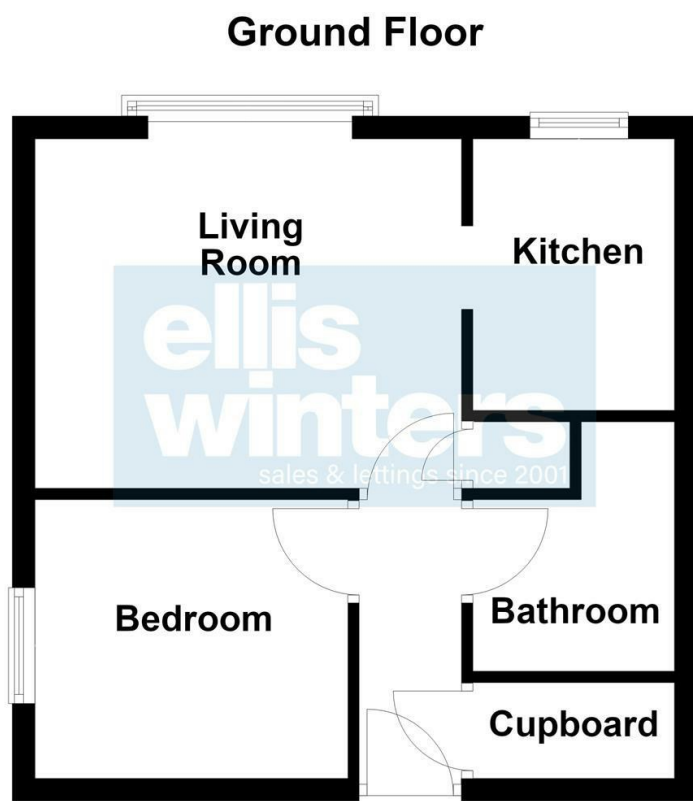




GROUND FLOOR
Front entrance door through to

COMMUNAL ENTRANCE HALL

ENTRANCE HALL
Coving to ceiling, wall mounted electric heater, dado rail.

BEDROOM
2.76m (9'1") x 2.46m (8'1")
Double glazed window to side, coving to ceiling.

LIVING ROOM
3.76m (12'4") x 3.08m (10'1")
Box bay double glazed window to the front, wall mounted electric storage heater, dado rail, coving to ceiling.

BATHROOM
Three piece suite comprising a panelled bath with shower attachment, wash hand basin and vanity unit and close coupled WC, wooden effect laminate flooring, wall heater, coving to ceiling.

KITCHEN
2.40m (7'10") x 1.78m (5'10")
Fitted with a matching range of base and eye level units with worktop space over, 1-bowl sink, space for fridge/freezer, double glazed window to the front, wall heater, wooden effect laminate flooring.

Further Information
Council Tax Band: A
EPC Rating: D
Minimum household income to pass

referencing: £ 26,250 pa

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

A very well-presented ground-floor apartment on the edge of St Ives town centre. The property includes a double bedroom, living room, kitchen and a bathroom. The apartment also benefits from allocated parking. Available end of November. Deposit £975.

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