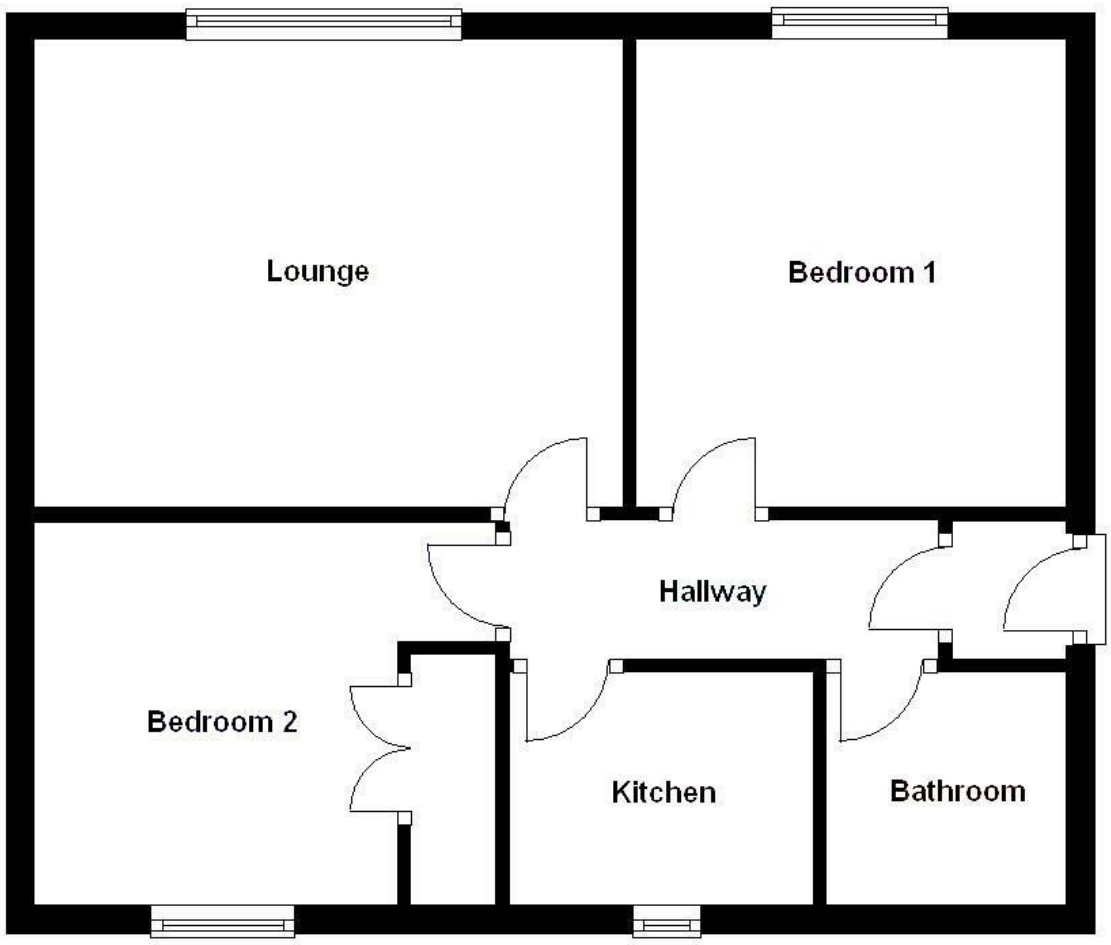

GROUND FLOOR

Communal entrance door to:

COMMUNAL ENTRANCE HALL

Stairs leading to first floor, front door to:

LOUNGE
14' 0" x 11' 1" (4.27m x 3.38m)

KITCHEN
6' 10" x 5' 6" (2.08m x 1.68m)

BEDROOM 1
11' 1" x 10' 2" (3.38m x 3.1m)

BEDROOM 2
9' 2" x 8' 8" (2.79m x 2.64m)

BATHROOM

OUTSIDE
Off-road parking.

DIRECTIONS
Travelling away from our office on East Street turn right into Broad Leas and Norris Road is the second turning on the left hand side.

Further Information
Council Tax Band: A
EPC Rating: C
Annual Household Income To Pass Referencing: Min £29,250

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 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

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



£975 PER CALENDAR MONTH
NORRIS ROAD
ST. IVES, PE27 5BP

PROPERTY SUMMARY

A well-positioned two-bedroom first-floor apartment situated in an established residential area of St Ives, within easy reach of the town centre and its excellent range of shops, restaurants and local amenities. The property will benefit from full redecoration throughout, offering a fresh and welcoming living environment. Ideally located for access to the Guided Busway, providing convenient transport links to Cambridge, as well as excellent road connections to Huntingdon and the A14. Available from Early December, Deposit £1075

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