



Ground Floor

Living-Room/Kitchen/Bedroom
8.80m (28'10") x 5.10m (16'9") max
Sash windows to front and rear, boiler cupboard, Storage cupboard, three radiators, laminate flooring and carpet, recessed spotlights,

Kitchen Area

Base units and cupboards with drawers and worktop space over, stainless steel sink unit, plumbing for washing machine, built-in oven, four ring electric hob with extractor hood over.

Shower Room

Shower, wash hand basin and WC, ceramic tiling, heated towel rail, ceramic tiled flooring.

Outside

To the rear of the property is a secure allocated parking space, which is accessed via River Place.

Further Information

Council Tax Band: A
EPC Rating: D
Annual Household Income To Pass Referencing: Minimum £24,750
Agents Note: The monthly rent includes water

Disclaimer

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



ellis winters
sales & lettings since 2001

£825 PER CALENDAR MONTH
THE WAITS
ST. IVES, PE27 5BY

PROPERTY SUMMARY

A well-presented and well-proportioned studio apartment within the town centre, offering views over the river Ouse to Holt Island. The property features open-plan living accommodation and a modern shower room. This unique property is available beginning of August, and is within walking distance to local amenities and the Guided Busway to Cambridge.

1



1



0

