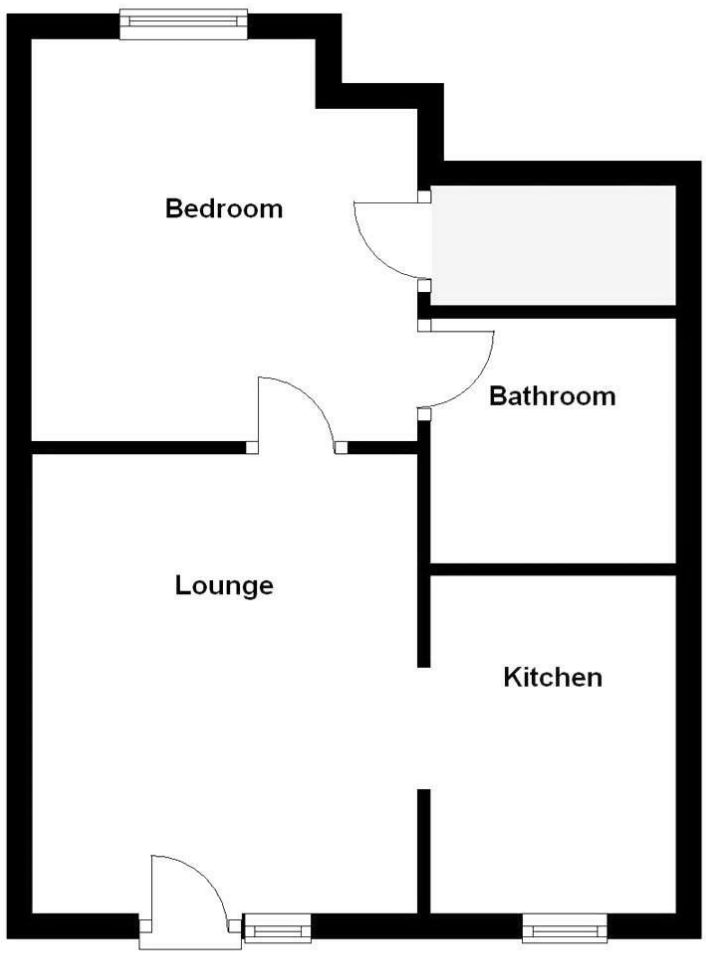

ENTRANCE DOOR TO:-

LOUNGE
11' 10" x 9' 11" (3.61m x 3.02m)

KITCHEN
8' 8" x 6' 4" (2.64m x 1.93m)

BEDROOM
10' 5" x 9' 11" (3.18m x 3.02m)

BATHROOM

OUTSIDE
To the front is a block paved courtyard. Parking is available by residents' permit.

DIRECTIONS
Proceed by foot from our St Ives branch along Whitehart Lane. Turn right onto Market Hill and then left onto Bridge Street. Proceed along Bridge Street turning right between the florists and dance shop. 8a is situated directly ahead at the end of the courtyard.

FURTHER INFORMATION:
Council Tax Band: A
EPC Rating: D
Minimum household income required to pass referencing: £24,750

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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www.elliswinters.co.uk

£825 PER MONTH
WOOLPACK LANE
ST. IVES, PE27 5EF

PROPERTY SUMMARY

GROUND FLOOR APARTMENT | TOWN CENTRE LOCATION | ONE BEDROOM | EN-SUITE BATHROOM | MODERN KITCHEN | PRIVATE COURTYARD | PARKING PERMIT AVAILABLE

Ellis Winters are pleased to offer this well-presented ground floor apartment, ideally situated in a convenient town centre location with a good range of local amenities within easy walking distance. The property offers ONE DOUBLE BEDROOM WITH EN-SUITE BATHROOM, a modern kitchen and a private courtyard to the front. The Guided Busway is also within a short walk, providing convenient access towards Cambridge and surrounding areas.

The property further benefits from PARKING PERMIT AVAILABLE, council tax band A and is available from the beginning of November.

Available: Beginning of November
Deposit: £925

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