

## Ground Floor

Approx. 15.8 sq. metres (170.0 sq. feet)



Total area: approx. 15.8 sq. metres (170.0 sq. feet)

ENTRANCE HALL

provided in good faith but should be independently verified

OPEN PLAN LIVING AREA 4.10m (13'4") x 4.36m (14'3")

SHOWER ROOM 1.77m (5'8") x 0.99m (3'3")

OUTSIDE

Outside are extensive communal grounds and private parking.

Agent Notes: The property is due to be redecorated throughout. The electrical storage heater will be replaced prior to the tenancy commencing.

VIEWINGS

By appointment with Ellis Winters.

FURTHER INFORMATION

Deposit: £1,038

Council Tax Band: A

EPC rating: E

Minimum household income required to pass referencing: £27,000

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

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

**£900 PER CALENDAR MONTH**  
**HARVEY GOODWIN GARDENS**  
CAMBRIDGE, CB4 3EZ

PROPERTY SUMMARY

Studio apartment available in the heart of Cambridge. located within walking distance of local shops, cafés, restaurants, and excellent transport links, this studio also offers easy access to nearby university campuses, including the University of Cambridge and Anglia Ruskin University. Ideal for students seeking convenience and independent living, the apartment provides a private, well-designed living space in a highly sought-after central location. The property also benefits from communal parking and well-maintained outside gardens, offering both practicality and pleasant outdoor space for residents. Available immediately. Deposit £1038

null

1

1

