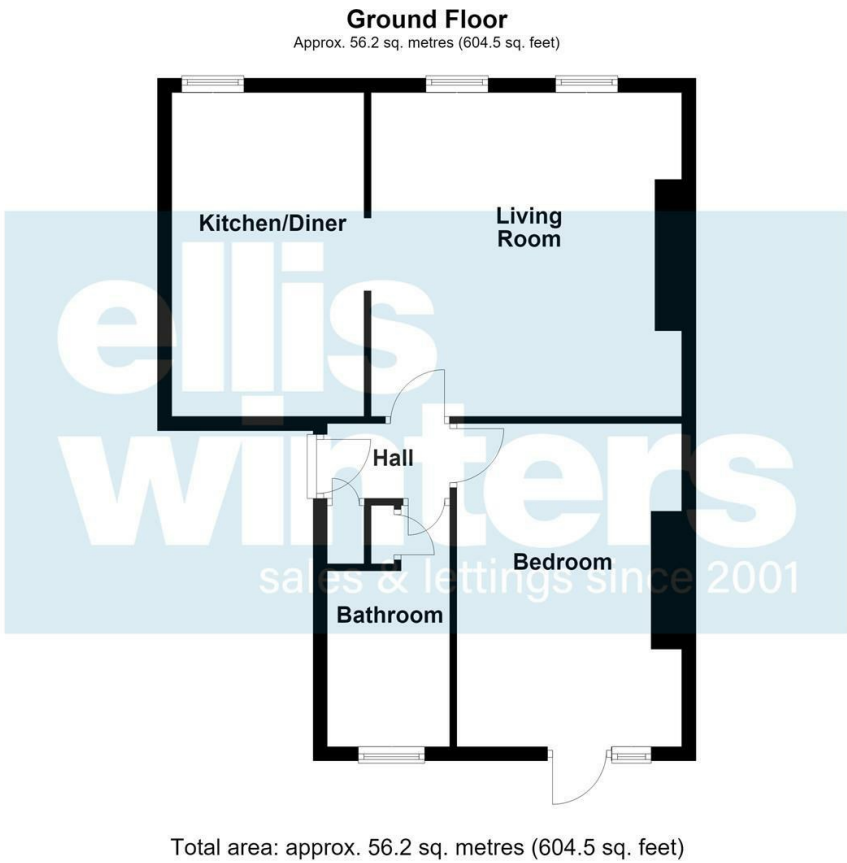




GROUND FLOOR
Communal entrance door to:

COMMUNAL ENTRANCE HALL
Stairs leading to first & Second floor

Second FLOOR
Entrance door to:

Hall
1.73m (5'8") x 1.05m (3'5")

Living Room
4.57m (15') x 4.38m (14'5")

Kitchen/Diner
4.57m (15') x 2.71m (8'11")

Bedroom
4.55m (14'11") x 3.17m (10'5")

Bathroom
2.48m (8'2") x 1.73m (5'8")

OUTSIDE
The property benefits from a communal garden area to the rear.

Further Information
Council tax band: C
EPC Rating: C
Minimum household income to pass referencing: £34,500

Agent Notes: Fire exit with external spiral staircase to the rear garden is

accessible from the main bedroom

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 well-presented one-bedroom second-floor apartment ideally located within the city limits of Cambridge, offering excellent access to the city centre and the Science Park. The property benefits from a reception room, leading through to the kitchen diner, a bathroom fitted with an electric shower.

Additional features include gas central heating and access to a maintained communal garden to the rear.

Perfectly positioned within a short walk of local transport links, this property is ideal for professionals seeking convenient city living. Permit parking is available.

Available mid-September. Deposit £1326.

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