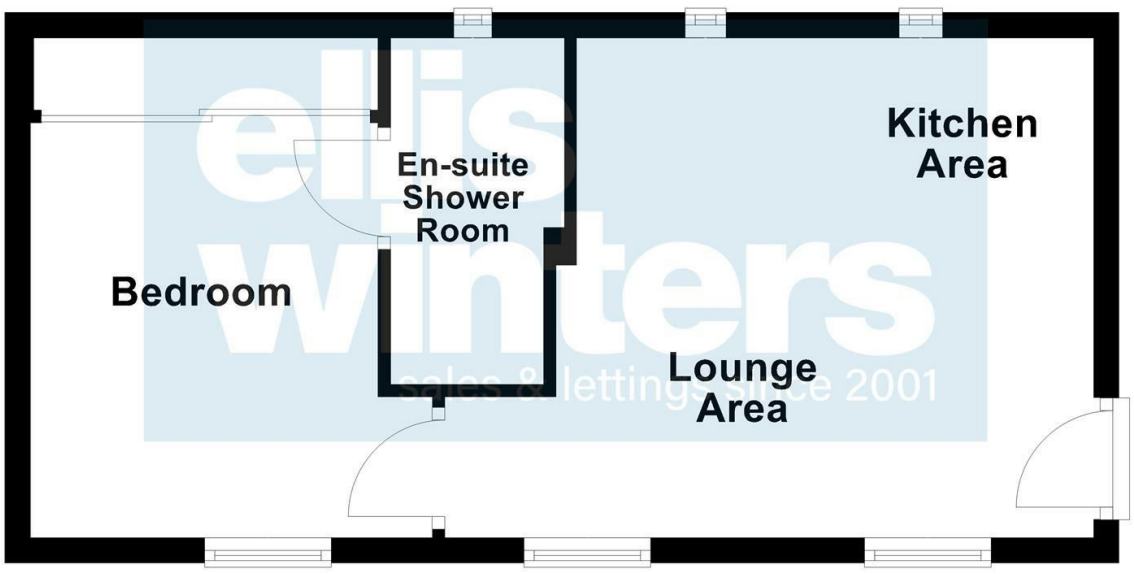
First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 33.2 sq. metres (357.2 sq. feet)

GROUND FLOOR
Communal Entrance door to:

Communal Entrance Hall
Stairs leading to first floor

FIRST FLOOR
Front entrance door to:

Lounge/Kitchen Area
5.13m (16'10") max x 3.95m (13')

Bedroom
3.50m (11'6") x 2.75m (9')

En-suite Shower Room

OUTSIDE
Off road parking space included.
Communal outdoor space for residence.

FURTHER INFORMATION
Deposit: £1,030
Council Tax Band:
EPC rating: C
Minimum household income required to pass referencing: £26,850

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 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

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



£895 PER CALENDAR MONTH
HIGH STREET
HUNTINGDON, PE29 3LP

PROPERTY SUMMARY

A first-floor apartment, ideally located in the heart of Huntingdon town centre, close to all local amenities and within walking distance of Huntingdon train station. This modern property features an open-plan lounge and kitchen area, a double bedroom with a fitted wardrobe, and an en-suite shower room. Additional benefits include underfloor heating throughout, an off-road parking space, a communal outdoor area, and a secure communal entrance with a touchpad access system. Available mid-December. Deposit: £1,032

1

1

1













