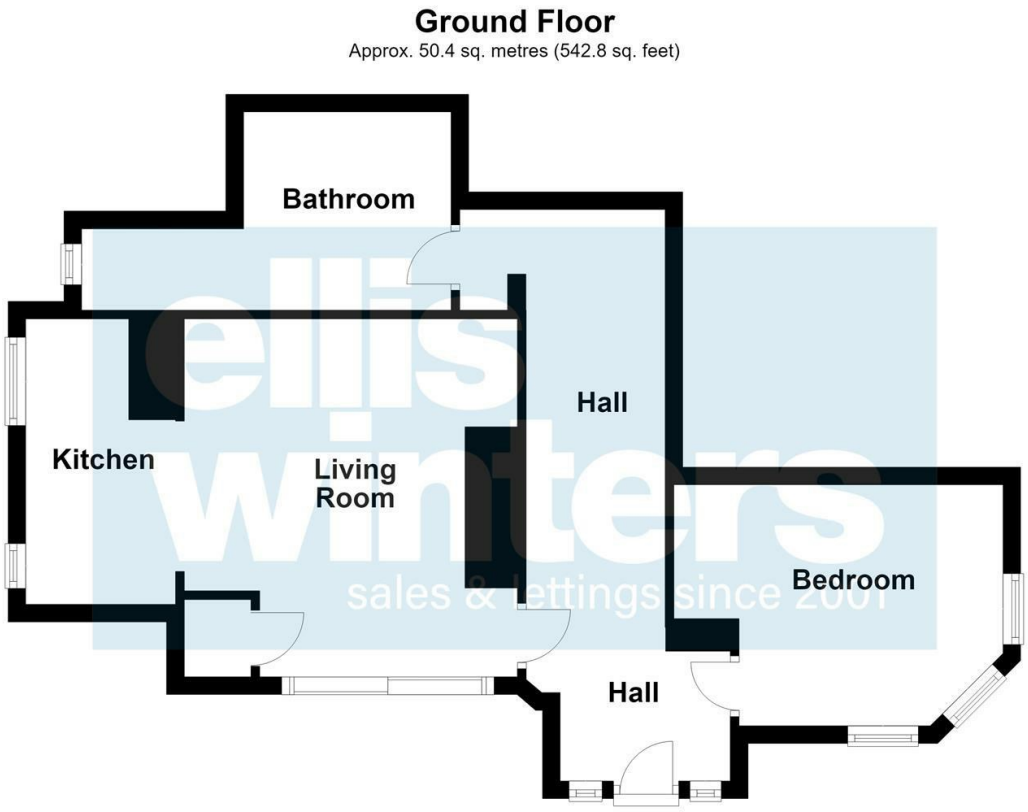



Total area: approx. 50.4 sq. metres (542.8 sq. feet)

Ground Floor

Hall
Two windows to the front. HALL: door to:

Living Room
4.06m (13'4") x 3.78m (7'5") max
Double glazed sliding patio door to front, airing cupboard, electric panel heater, laminate flooring, open plan to:

Kitchen
3.24m (10'7") x 1.70m (5'7") max
Matching base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, built-in oven, four ring hob with extractor hood over, windows to side, laminate flooring.

Bedroom
3.73m (12'3") max x 2.73m (9')
Windows to front and side, electric panel heater.

Bathroom
Fitted three piece suite comprising panelled bath with mixer-tap and shower attachment, pedestal wash hand basin and low-level WC, heated towel rail, ceramic tiling, tiled floor, shaver point, window to side.

Further Information
Council Tax Band: A

EPC Rating: E
Minimum household income required to pass referencing: £23,250

Agent Notes:
Pictures were taken before the last tenant moved into the property and are due to be updated 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

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**£775 PER CALENDAR MONTH**
**HIGH STREET**
SOMERSHAM, PE28 3EH

PROPERTY SUMMARY

A CHARMING ONE-BEDROOM CHARACTER APARTMENT situated in a village centre location, within walking distance of a good range of local amenities. The property offers open-plan living accommodation, a fitted kitchen and bathroom, making it an ideal home for a single professional or couple.

AVAILABLE IMMEDIATELY

DEPOSIT: £875

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