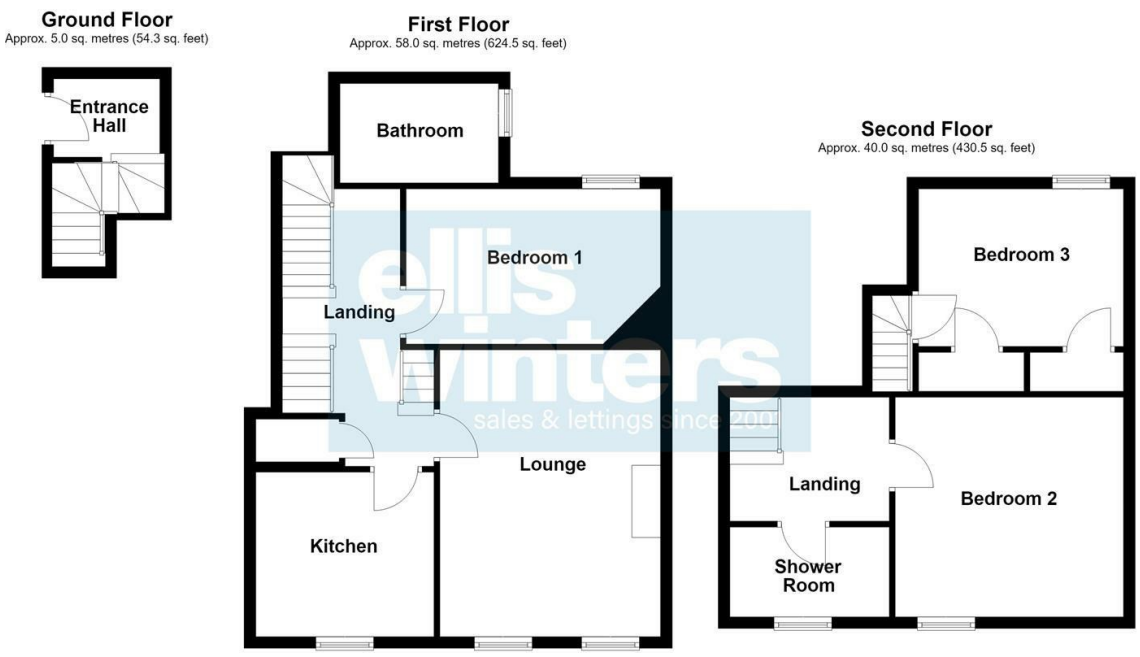

Total area: approx. 103.1 sq. metres (1109.3 sq. feet)

GROUND FLOOR
Entrance door to:

Entrance Hall
Stairs leading to first floor.

FIRST FLOOR

Landing

Kitchen
3.09m (10'2") x 2.85m (9'4")

Lounge
4.97m (16'4") x 3.83m (12'7")

Bedroom 1
4.41m (14'6") x 2.69m (8'10")

Bathroom

SECOND FLOOR
Split into two sections accessible from two staircase

AREA ONE

Landing

Bedroom 2
3.91m (12'10") x 3.82m (12'6")

Shower Room
2.76m (9'1") x 1.55m (5'1")

AREA TWO

Bedroom 3
3.55m (11'8") x 2.73m (8'11")

OUTSIDE
One allocated off-road parking space.

FURTHER INFORMATION
Deposit: £1,384
Council Tax Band: B
EPC rating: E
Minimum household income required to pass referencing: £36,000

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



£1,200 PER CALENDAR MONTH
BAKERS LODGE
HUNTINGDON, PE29 3EL

PROPERTY SUMMARY

A three-bedroom maisonette ideally situated within the heart of the town centre, offering convenient access to a wide range of local amenities. The accommodation is versatile and well-suited to a variety of tenants, with the added benefit of parking to the rear.

Perfect for commuters, the property is located within proximity to Huntingdon train station, providing direct access to London in under an hour.

Offered to the market available mid-August, this property presents an excellent opportunity for those seeking convenience and connectivity.

Deposit: £1,384

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