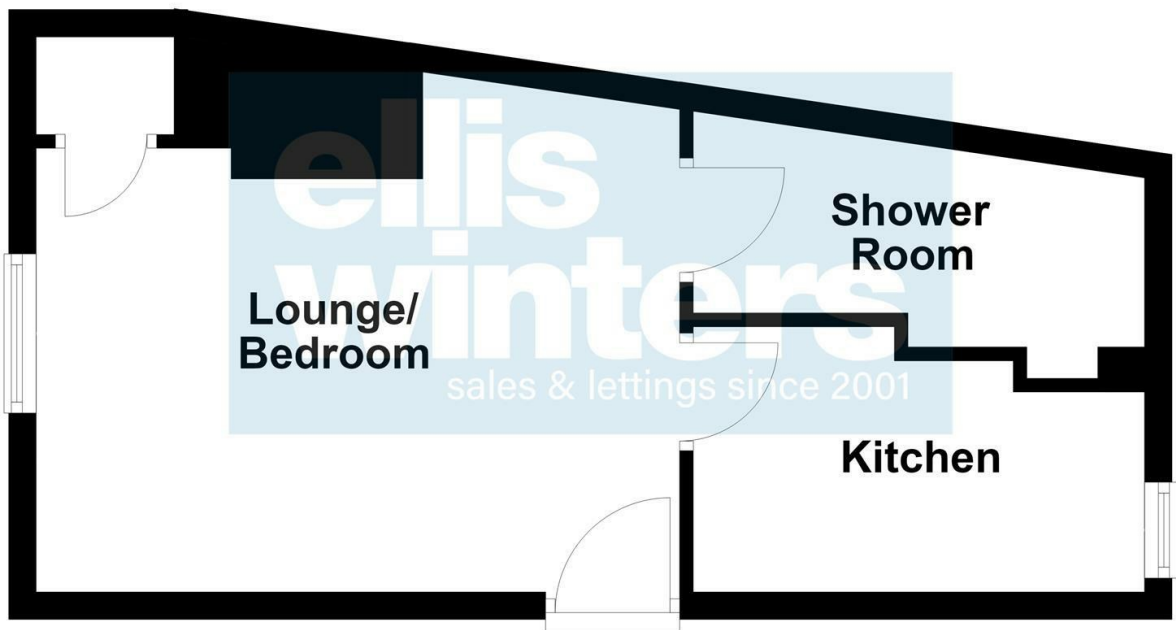


First Floor



GROUND FLOOR
Communal entrance door to:

COMMUNAL ENTRANCE HALL
Stairs leading to first floor and door to:

Lounge/Bedroom 4.68m (15'4") x 3.77m (12'2")

Kitchen
3.28m (10'9") x 2.00m (6'7")

Shower Room
3.28m (10'9") x 1.23m (4')

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.

Further Information
Council Tax Band: A
EPC Rating: E
Annual Household Needed To Pass Referencing: Minimum £21,000
Deposit: £807

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

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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£700 PER CALENDAR MONTH
BRIDGE PLACE
GODMANCHESTER, PE29 2FD

PROPERTY SUMMARY

A first-floor studio apartment set within a Grade II listed building in the sought-after village of Godmanchester, close to the banks of the River Great Ouse. The property features a lounge/bedroom, separate kitchen and shower room. With access to a laundry room on site. Ideally located within walking distance of Huntingdon town centre and excellent rail links from Huntingdon station to London King's Cross railway station in under an hour. Available immediately. deposit £800

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