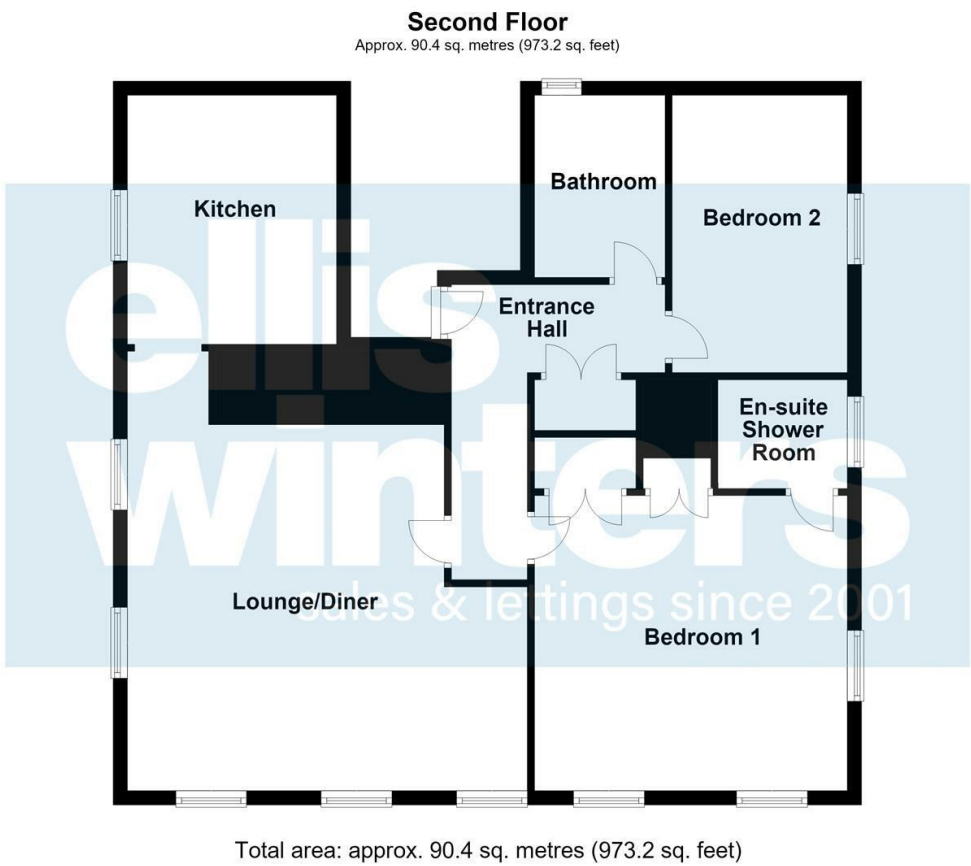




Ground Floor
Communal entrance door to:

Communal Entrance Hall
Stairs leading to second floor.

Second Floor
Front entrance door to:

Entrance Hall

Lounge/Diner
5.64m (18'6") x 5.16m (16'11")

Kitchen
3.51m (11'6") x 2.95m (9'8")

Bedroom 1
4.41m (14'6") x 4.16m (13'8")

En-suite Shower Room

Bedroom 2
3.86m (12'8") x 2.47m (8'1")

Bathroom

Outside
The property is situated on a gated development and benefits from allocated off-road parking. The property also benefits from the use of the communal gardens.

Further Information
Council Tax Band: B

EPC Rating: E
Minimum household income to pass referencing: £ 37,500 pa

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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PROPERTY SUMMARY

2 DOUBLE BEDROOM PENTHOUSE | GRADE II LISTED HOME | 2 BATHROOMS | PRIVATE GATED DEVELOPMENT | ALLOCATED PARKING | COMMUNAL GARDENS | EXCELLENT ROAD LINKS

Positioned on the top floor of a Grade II listed historic home, this spacious penthouse apartment offers a fantastic blend of character and modern living. The property comprises two double bedrooms, two bathrooms, a spacious lounge/diner and a separate kitchen.

Set within a private gated development, the apartment further benefits from allocated off-road parking and communal gardens. Ideally located in Fenstanton, the property offers excellent road links to the A14, Cambridge, and Huntingdon Train Station, making it well-placed for both local amenities and commuting.

Available at the beginning of December. Deposit £1,350.

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