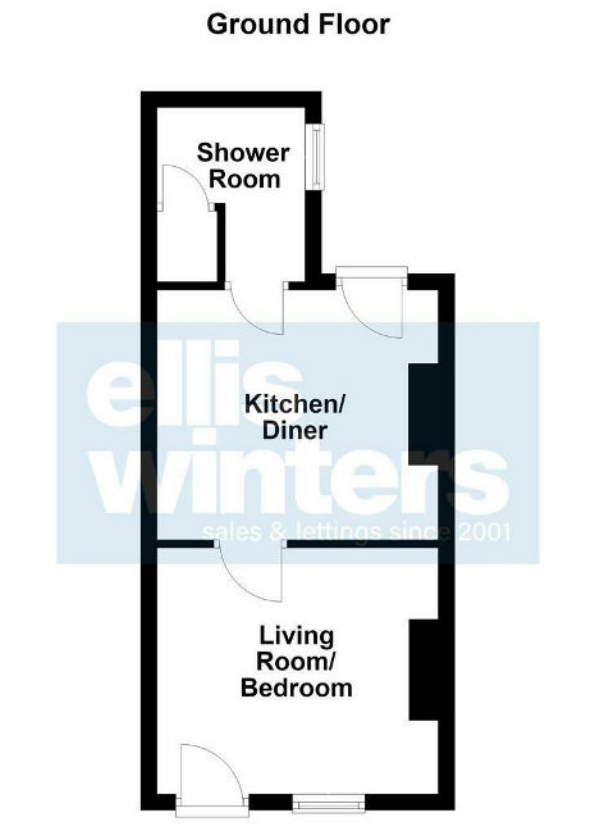



Total area: approx. 25.6 sq. metres (275.6 sq. feet)

Ground Floor

Entrance

Living Room/ Bedroom
3.47m (11'5") x 3.03m (9'11")

door to:

Kitchen/ Diner
3.47m (11'5") x 3.07m (10'1")

Door to:

Shower Room 2.14m (7') max x 1.83m (6')
Window to side, door.

Council Tax Band: A
EPC Rating: E
Deposit: £980
Household Income Required To Pass Referencing: £25,500

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




**£850 PER CALENDAR MONTH**
**STURTON STREET**
CAMBRIDGE, CB1 2QG

PROPERTY SUMMARY

A well-positioned ground-floor studio apartment situated within walking distance of Mill Road, offering convenient access to an excellent range of local amenities, Cambridge railway station and the historic city centre. The accommodation comprises a living/bedroom area, kitchen/diner benefiting from a newly fitted oven, replacement worktops, sink and taps, and a separate bathroom. Offered unfurnished and available immediately. Council Tax Band: A. Deposit: £980.

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