



Ground Floor	Sth Arbury Rd.
Stairs	
Leading to:	FURTHER INFORMATION
First Floor	Council Tax Band: B
communal entrance	EPC Rating: E
	Minimum annual household income to pass referencing: £25,500
Door to:	Holding Deposit
Hall	At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.
Door to:	Tenant Reference and Credit Checks
Bedroom 4.06m (13'4") x 2.91m (9'7")	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).
Two windows to front, door to:	The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.
Door to:	
Bathroom 1.77m (5'10") x 1.70m (5'7")	
WC	
Window to rear, open plan.	
Stairs.	Disclaimer
Second Floor	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.
Lounge/Diner 3.07m (10'1") x 2.76m (9'1")	
Window to front, door to:	
Kitchen 2.75m (9') x 1.88m (6'2")	
Window to front, door to:	
Landing	
Outside: Communal parking area with gravelled driveway access to High St &	

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



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388889
infostives@elliswinters.co.uk
www.elliswinters.co.uk



PROPERTY SUMMARY

A well-presented first-floor maisonette ideally situated in a convenient town centre location, within easy reach of a wide range of local amenities. The property is just a short walk from the train station, offering direct access to Central London in under an hour, making it perfect for commuters.

Internally, the property benefits from a spacious double bedroom, a bright and comfortable living space, and a separate kitchen. Further advantages include an allocated parking space and well-proportioned accommodation throughout.

Available immediately with a deposit of £980, this property offers an excellent opportunity for those seeking a centrally located home with great transport links.

1



1



1

