

## Ground Floor

Approx. 28.8 sq. metres (309.8 sq. feet)



Total area: approx. 28.8 sq. metres (309.8 sq. feet)

GROUND FLOOR  
Communal Entrance door to:

Communal Entrance Hall  
Front door to:

Lounge/Kitchen Area  
4.21m (13'10") x 3.44m (11'3")

Bedroom  
2.84m (9'4") x 2.75m (9')

En-suite Shower Room

OUTSIDE  
Off road parking space included.  
Communal outdoor space for residence.

FURTHER INFORMATION  
Deposit: £1,148  
Council Tax Band: TBC  
EPC rating: C  
Minimum household income required to pass referencing: £29,850

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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HUNTINGDON, PE29 3DP



## PROPERTY SUMMARY

A brand new ground floor apartment, ideally located in the heart of Huntingdon town centre, close to all local amenities and within walking distance of Huntingdon train station. This modern property features an open-plan lounge and kitchen area, a double bedroom with a fitted wardrobe, and a en-suite shower room. Additional benefits include underfloor heating throughout, an off-road parking space, a communal outdoor area, and a secure communal entrance with a touchpad access system. Available immediately. Deposit: £1,148.

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