



Ground Floor  
Front entrance door to:

First Floor

Hallway

Lounge/Diner 4.52m (14'10") x 4.37m (14'4")

Kitchen  
3.02m (9'11") x 2.66m (8'9")

Bedroom 1  
4.52m (14'10") x 3.65m (12')

Bedroom 2  
3.90m (12'9") x 3.05m (10')

Bathroom

Outside

The property benefits from a garden which is largely laid to pavement with a border planted with shrubs and bushes.

**FURTHER INFORMATION**

EPC Rating: C

Council Tax Band: B

Total annual earnings required to pass referencing: 335,000 minimum pa.

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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**OFFICE ADDRESS**

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ST. IVES, PE27 5QS



## PROPERTY SUMMARY

A great sized well presented First floor apartment situated only a short walk from St Ives town centre. The property benefits from a garden, its own private entrance door, two double bedrooms, lounge, kitchen diner and shower room. Available Immediately. DEPOSIT £1200.

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