



#### Ground Floor

Secure Entrance and doors to:

Entrance Hall

Lounge  
3.66m (12') x 3.20m (10'6")

Kitchen/Dining Room  
3.66m (12') x 2.79m (9'2")

Bedroom 1  
3.75m (12'4") x 3.44m (11'3")

Bedroom 2  
2.59m (8'6") x 1.99m (6'6")

Bathroom

#### Agent Note

Property due to have the following work carried out before tenancy commences: New carpets laid in both bedrooms, Bathroom vinyl replaced, New electric storage heaters fitted, Property fully redecorated.

#### FURTHER INFORMATION

Minimum length Of Tenancy: 6 Months

Council Tax Band: B

EPC Rating: D

Minimum household income to pass referencing: £29,250

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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#### OFFICE DETAILS

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PROPERTY SUMMARY

A well-presented, ground-floor apartment, within a sought-after location. This home features a kitchen/dining room, a bathroom, two bedrooms, and an allocated, off-road parking space. Being within short distances from St Ives town centre, public transport, main road links, and local amenities, Available immediately, Deposit £1075

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