



GROUND FLOOR
Communal entrance door to:

COMMUNAL ENTRANCE
Stairs leading to first floor and entrance door to:

HALL
Radiator.

LOUNGE/DINER
19' 5" x 11' 2" (5.92m x 3.4m) Double glazed window to rear, double glazed box window to front, two radiators, coving to ceiling, ceiling spotlights.

BEDROOM 1
9' 11" x 8' 8" (3.02m x 2.64m) Double glazed box window to front, radiator, ceiling spotlights, fitted wardrobes.

BEDROOM 2
7' 0" x 6' 9" (2.13m x 2.06m) Double glazed window to side, radiator, ceiling spotlights.

KITCHEN
9' 9" x 9' 2" (2.97m x 2.79m) Fitted with a matching range of base and eye level units with worktop space over and under unit lighting, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge, built-in electric oven with grill, built-in four ring ceramic hob with extractor hood over, double glazed

window to rear, ceiling spotlights.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling, heated towel rail, double glazed window to rear, ceramic tiled flooring, ceiling spotlights.

FURTHER INFORMATION

Council Tax Band: A
EPC Rating: C
Minimum annual income to pass referencing: £36,000

Agent Note

Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

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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PROPERTY SUMMARY

A smart, well-presented first-floor, two-bedroom apartment in a popular St Ives development, just a short walk from the town centre—ideal for professionals who want an easy commute into Cambridge via the Guided Busway. Inside, the accommodation includes a bright lounge/diner, a fitted kitchen, two bedrooms, and a modern bathroom. Further benefits include gas central heating and allocated parking, making day-to-day living simple and convenient. Available End of January, Deposit £1300

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