



GROUND FLOOR	3.10m (10'2") x 2.68m (8'10")
Communal entrance door to:	Double glazed window to rear, radiator.
COMMUNAL ENTRANCE	BATHROOM
Ground floor entrance door to:	Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splash backs, extractor fan, radiator.
ENTRANCE HALL	
Radiator.	
KITCHEN	OUTSIDE
3.42m (11'3") x 1.75m (5'9")	Allocated parking.
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for automatic washing machine, space for fridge/freezer, oven with four ring electric hob, double glazed window to side, airing cupboard, wall mounted gas radiator heating boiler.	Further Information: Length of Tenancy: 6 months minimum Council Tax Band: B EPC RATING—D Household income required to pass referencing: £26,850pa
LOUNGE	
4.07m (13'4") x 3.18m (10'5")	
Double glazed box window to side, double glazed window to rear, radiator, coving to ceiling.	
BEDROOM	

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 ground-floor apartment located in a popular development only a short walk from St Ives town centre. Accommodation includes a lounge, kitchen, bedroom and bathroom. The property also benefits from off-road parking and gas central heating. Available Mid December. Deposit £995

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