



**2 DOUBLE  
BEDROOMS**

**FIRST FLOOR FLAT**

**ON ROAD PARKING**

**READY  
IMMEDIATELY**

**SECURITY  
DEPOSIT £1,100**

**HOLDING FEE  
£230.77**

**£1,000 PER CALENDAR MONTH**



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## ENTRANCE HALL

Entered via front door into hallway, parquet flooring, painted walls and ceiling, 2x storage cupboards, radiator.



## RECEPTION ROOM

2x pvc windows to front aspect, parquet flooring, radiator, painted walls and ceilings



## BEDROOM 1

Pvc window to front aspect, parquet flooring, radiator, door to storage cupboard.



## KITCHEN

Range of wall and base units, stainless steel sink with mixer tap set upon work surfaces, integrated oven, space for washing machine and fridge, radiator, vinyl flooring, pvc window to rear aspect, painted walls with tiled splashback, painted ceiling.



## BEDROOM 2

Pvc window to rear aspect, parquet flooring, painted walls and ceilings, radiator, door to storage cupboard.



### BATHROOM

Close couple WC, painted walls with cladded spalsh back, painted ceiling, vinyl flooring, pvc window to rear aspect.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

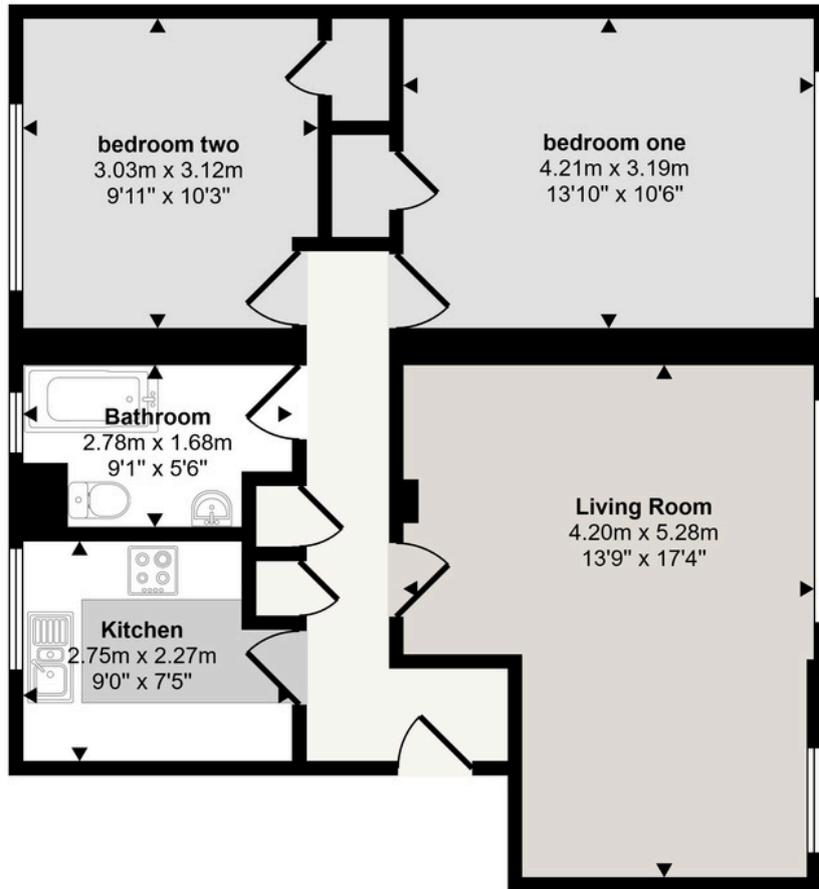
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Approx Gross Internal Area  
65 sq m / 703 sq ft



## Floorplan

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