



- One Double Bedroom
- Modern Kitchen with Oven & Hob
- Good Size Lounge
- Modern Bathroom / wc with Shower
- Separate Study/Dressing Room

- Available End September
- Gas Central Heating
- Zero Deposit Option Available
- Standard Deposit - £1,125.00
- Communal Gardens
- Resident's Parking

Take a look inside this spacious one bedroom first floor apartment ideally suited for a professional single applicant or couple. The property benefits from a large master bedroom with a small study area perfect for a home office or dressing room, a modern bathroom & kitchen and a large car park and communal gardens.

Available End September. Zero deposit option available.

Council Tax Band – B

Floor Area - 516 ft<sup>2</sup> / 48 m<sup>2</sup>

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas Central heating

Broadband

- Basic 17 Mbps
- Superfast 80 Mbps

Mobile Signal Coverage

- EE Average
- Vodafone Average
- Three Average
- O2 Average

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin No

Flood Risk – Very Low

Conservation Area – None

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.