



Bethany Court, Spital

£1,000 PCM



LESLEY HOOKS
ESTATE AGENTS





If you've been searching for a beautifully presented ground floor apartment that's ready and waiting for you to simply pick up the keys and move straight in, your search may well be over. Available to let, this delightful home ticks every box for professionals, couples, and anyone looking for a comfortable, low-maintenance base. Stepping through the front door, you're welcomed by a hallway that immediately impresses with its ample built-in storage – because we all know there's never quite enough room for coats, shoes, and life's little essentials, and here you'll have it in abundance. From here, the space flows beautifully into the open plan lounge, dining room and fitted kitchen – a wonderfully sociable area that's perfect for everything from quiet nights in to entertaining friends and family. It's the sort of room that adapts effortlessly to however you like to live. The apartment offers two well-proportioned bedrooms, with the main bedroom benefiting from its own three piece en-suite shower room – a lovely touch of privacy and convenience. The second bedroom is served by a stylish three-piece family bathroom, ideal for guests. Practical comforts continue with uPVC double glazing and electric heating throughout, ensuring the property stays snug and efficient all year round. But it's what's outside that really sets this one apart. You'll benefit from your own allocated parking bay, plus access to beautifully maintained communal gardens – complete with their very own duck pond! It's a genuinely charming and unusual feature that brings a real sense of tranquillity to everyday life. And the location? Simply superb. Nestled in the ever-popular residential area of Spital, you're within walking distance of local shops, well-regarded schools, and Spital train station – making this an ideal choice whether you're commuting, settling in, or just want everything on your doorstep. Properties like this, available and ready to move into in such a sought-after setting, don't tend to hang around. Call us today to arrange your viewing – we'd love to show you round. Council Tax Band B. EPC Rating C. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.

Hallway

3'4" (1.02m) x 10'10" (3.3m)

Open plan kitchen, dining area and lounge

24'2" (7.37m) Into Bay x 14'9" (4.5m)

Bedroom One

9'7" (2.92m) x 9'6" (2.9m)

En-suite

7'4" (2.24m) Max x 5'10" (1.78m)

Bedroom Two

11'7" (3.53m) x 7'2" (2.18m)

Bathroom

6'4" (1.93m) x 6'5" (1.96m)





GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief. We do not warrant that the information contained in this document is complete or that it is not subject to change without notice. We do not warrant that the information contained in this document is not subject to change without notice. We do not warrant that the information contained in this document is not subject to change without notice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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