



**\*\*AVAILABLE IMMEDIATELY\*\***

**\*\*UNFURNISHED\*\* \*\*REAR**

**GARDEN\*\*** A superb first floor flat, newly redecorated throughout, also with new flooring and light fittings throughout this property is not to be missed. Found in a great location, close to public transport links and a choice of nearby shops.

Bright & airy throughout, the internal accommodation briefly comprises a private ground floor entrance with stairs to first floor landing; two double bedrooms to the front, the master of which with bay window an ample fitted wardrobe space; family bathroom WC with laminate flooring, part tiled with three piece suite; spacious lounge/diner to the rear with a pleasant outlook and separate store cupboard; modern fitted kitchen with appliances including washing machine, tumble dryer & integrated dishwasher. Externally there is a private garden to the rear with fenced boundaries. To the front there is on street parking.

Available on an unfurnished basis, with gas central heating & double glazed windows.

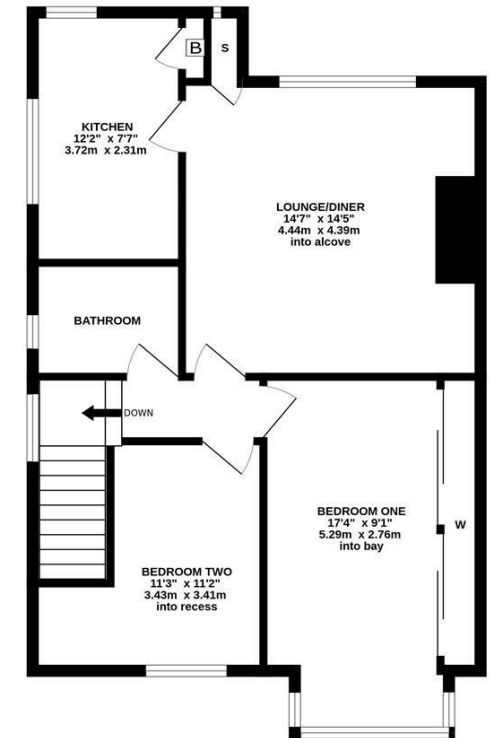
Available Immediately | £850pcm | Unfurnished | First Floor Flat | Two Double Bedrooms | 706 Sq Ft (65.6 m<sup>2</sup>) | Lounge/Diner | Fitted Kitchen With Appliances | Bathroom WC | Rear Garden | On Street Parking | Great Location | Close To Public Transport Links | Newly



Redecorated | New Flooring Throughout | Council Tax Band: A | EPC Rating: C

GROUND FLOOR  
32 sq ft (3.0 sq m) approx.

FIRST FLOOR  
674 sq ft (62.8 sq m) approx.



TOTAL FLOOR AREA: 706 sq ft. (65.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£850 PCM**

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