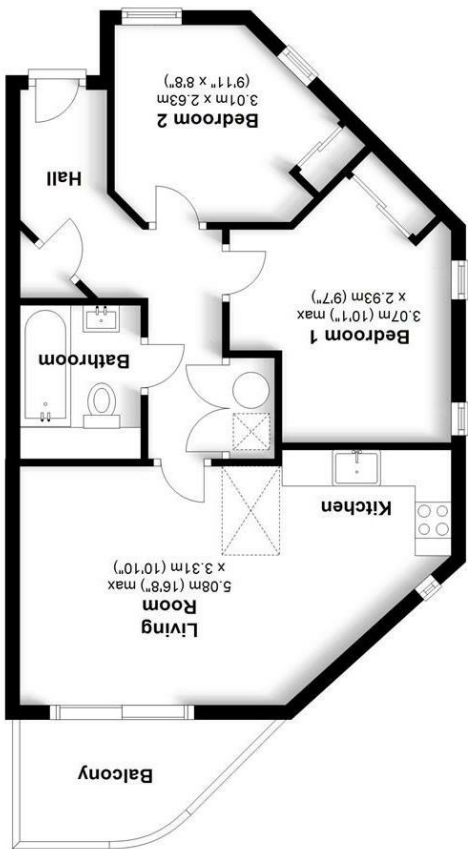


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Potential		
Current		
78		
78		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very environmentally friendly - lower CO ₂ emissions		
Potential		
Current		
81		
81		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

Total area: approx. 48.6 sq. metres (522.9 sq. feet)



Approx. 48.6 sq. metres (522.9 sq. feet)

Top Floor





Property Description

A two bedroom top floor apartment set in the heart of the City centre offering contemporary accommodation finished to an excellent standard. Benefits from a large private balcony affording views over the immediate urban surroundings and the countryside beyond.

Communal entrance with video entry

Private inner hallway

Open plan living room and kitchen area

Modern fitted kitchen and appliances

Sliding doors to private balcony

Two double bedrooms with built in wardrobes

Luxury bathroom suite

Modern electric heating system

EPC rating band C

Council Tax band C



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Right Move' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).