







- Professional Landlord
- White Goods Included
- Pets Considered
- Zero Deposit Option Available
- Brand New Property
- Off Road Parking
- Council Tax Band \*C\*
- Long Term Tenancies Available





## ZERO DEPOSIT OPTION AVAILABLE

Jan Forster Estates are delighted to offer this brand new 'Moresby', located in this magnificent new development in Meadow Hill, in Throckley.

The ground floor comprises of an entrance hallway leading into the front reception room, which features generous windows that flood the room with natural light. There is a WC and storage cupboard located in a central lobby, which leads to a fully integrated kitchen dining area- perfect for entertaining, with French doors that effortlessly connect the indoor and outdoor spaces.

The first floor houses an additional storage cupboard, 2 double bedrooms and 1 single bedroom which offer ample storage space. The main bedroom, includes the luxury of an en-suite while a contemporary family bathroom completes the layout.

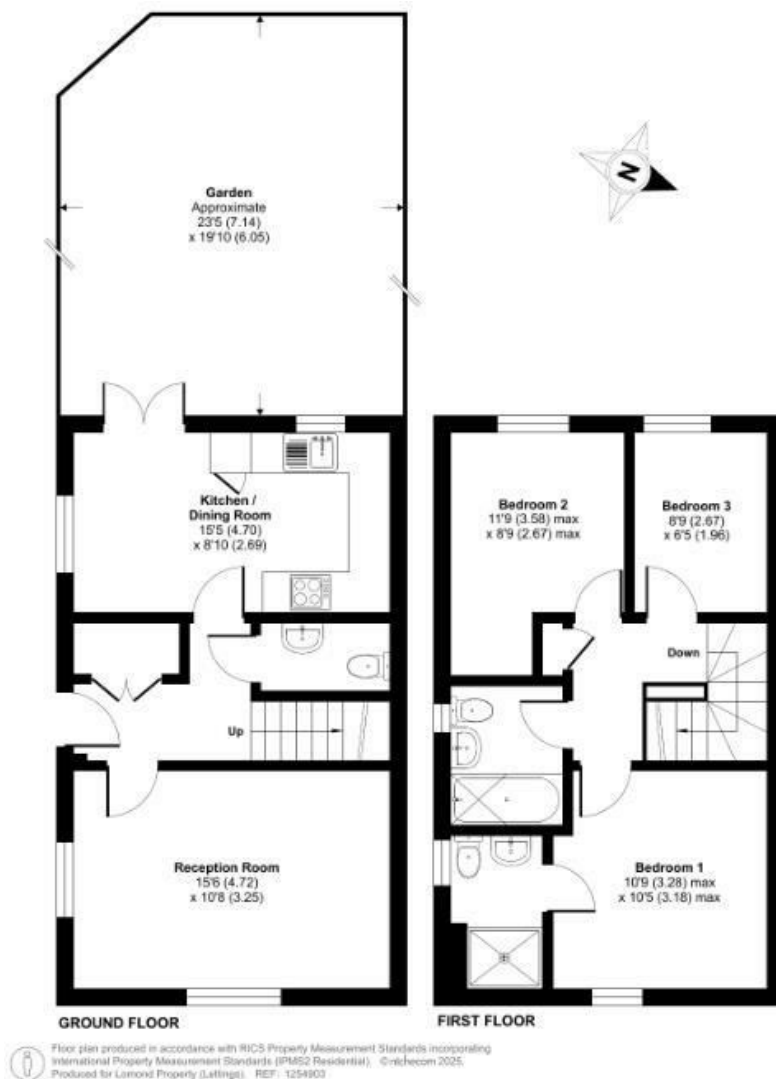
Externally, there is a turfed garden to the rear with a paved area and a shed- ideal for entertainment during the long summer days. The property also benefits from an allocated parking space.


Lomond on behalf of Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

Total household earnings must meet £31,500  
Hyperoptic broadband pre-installed

Council Tax band \*TBC\*

\*Internal CGIs are indicative and to be used as guidance only. Viewing highly recommended as photos slightly vary.\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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