



LAMB & CO

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Inspired by property, driven by passion.



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## SILVERDALE COURT, , CO15 6NJ

£875 PCM

Lamb and Co are pleased to advertise this Two Bedroom First Floor Maisonette, located at Silverdale Court. This property benefits from having gas central heating, good location and communal gardens. This property is available now, contact the office to express interest.

- Available Now
- Two Bedrooms
- First Floor
- Gas Central Heating
- No Pets/Non Smokers
- Council Tax Band- B
- Guarantor Required
- EPC- D

## Entrance/Hallway

### Kitchen

13'0" x 8'5" (3.96m x 2.57m )



### Lounge

16'0" x 12'0" (4.88m x 3.66m )



### Bedroom One

12'10" x 12'3" (3.91m x 3.73m )



### Bedroom Two

9'0" x 8'0" (2.74m x 2.44m )



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### Bathroom

8'4" x 5'7" (2.54m x 1.70m )



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### Outside Rear



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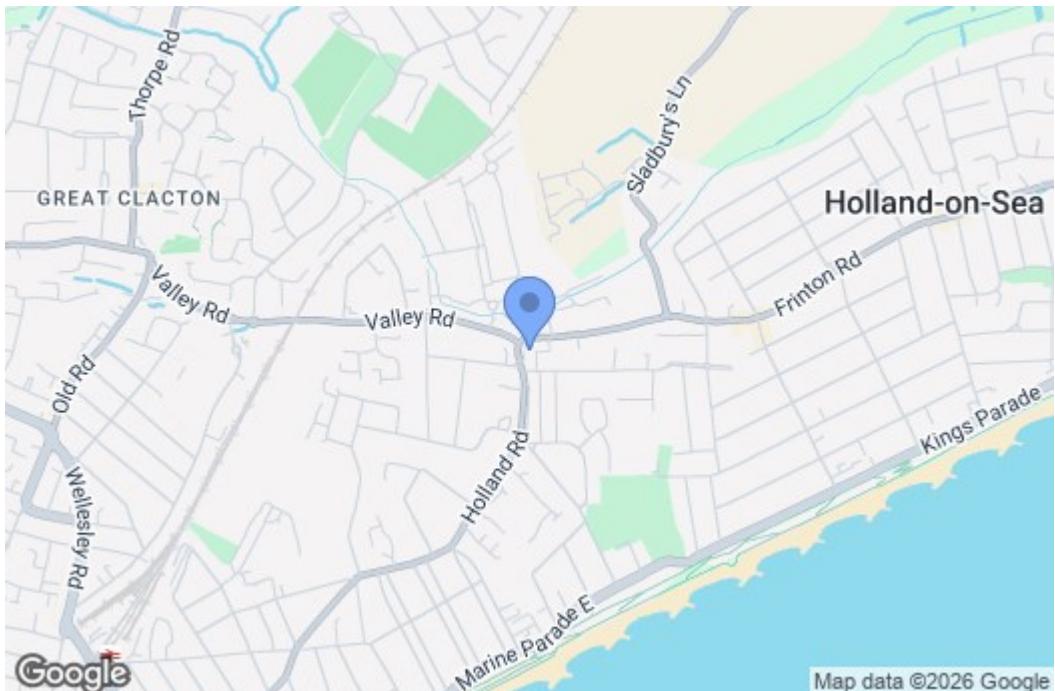
## Front Of Property



## Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Map



## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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

## Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.