



## FLATGATE

GOOLE, DN14 7AG

£1,250 PCM

**\*\*RENT INCLUDES HEATING, HOT WATER, ELECTRIC, WIFI & MORE\*\*** An opportunity to rent this delightful 1 bedroom ground floor apartment which is located in the exceptional Scuttlecroft Place development aimed at the over 55's. The site offers a variety of on site amenities including, outdoor covered communal seating area, vegetable garden, greenhouse, potting shed, BBQ, Pizza oven, communal lounge with TV and kitchenette. **VIEWING ESSENTIAL.** Available end of May.

**EPC:**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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