



**Premier  
Properties**  
Perth



## 42 Florence Court, Perth, PH1 5BL £750 Per Calendar Month

 2  2  1  C

Accommodation comprises; Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms, En-Suite Shower Room & Bathroom.

Warmth is provided with gas central heating and double glazing throughout.

Externally, the property benefits from a mutual bike store and private car parking space.

Landlord Registration Number: 43260/340/25150  
Council Tax Band: D  
EPC: C  
LARN1907010

Available NOW







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



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