













## Full description

Saxe Coburg are pleased to offer this modern unfurnished studio apartment located on the ground floor. This property benefits from a light living area with kitchenette, modern shower room, gas central heating and double glazing. Ideally located close to local amenities and transport links. Tenants in receipt of Universal credit considered. (HOMEOWNER GUARANTOR REQUIRED). HEATING, (Mid October till April only ) WATER AND SEWAGE ARE INCLUDED IN THE RENT. SINGLE OCCUPANCY ONLY. Available Immediately.

## FEATURES & SPECIFICATIONS

- Modern Studio Apartment
- Ground Floor Flat
- Bright Living Area
- Modern Shower Room
- · Offered Unfurnished
- Heating, Water and Sewage Included in Rent
- Minutes Walk to Seafront and Shops
- Close to Local Amenities and Transport Links
- Council Tax Band A / EPC Rating D
- Available Immediately

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment







