



HEARTWOOD  
HOMES



## 3, Duncan Court London Road

£1,400PCM (Deposit: £1,615)

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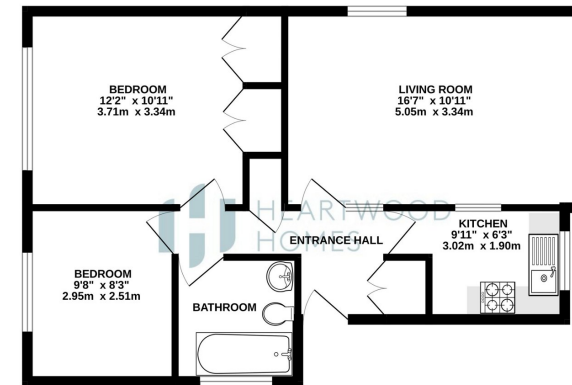
Tax Band: Furnished: Unfurnished

Well presented top floor two bedroom apartment within close proximity of the mainline station and City Centre | Available immediately | Garage & Parking | Fantastic size accommodation





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TOTAL FLOOR AREA: 577 sq ft (53.6 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The accuracy, reliability or quality of the information contained herein is not guaranteed. No liability is accepted for any error or omission. Plans are subject to change without notice.



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## 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	

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