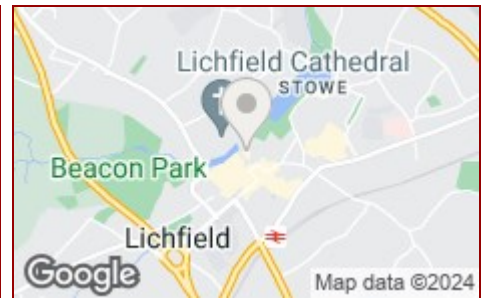
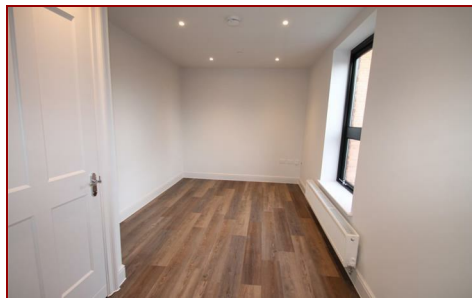


£1,100 PCM



Clinton House, WS13 6AA

£1,100 PCM

- First floor apartment
- Ensuite
- City centre location
- Unfurnished
- Two bedrooms
- Modern fitted kitchen
- Parking
- Available June

### Entrance Hall

A first floor apartment with two parking spaces to rear and accommodation including;

### Bedroom 1 14'7" x 9'1" (max)

Double bedroom with two windows to fore and sliding door to En-Suite.

### Ensuite Shower

With suite comprising of wash hand basin, wc and double walk-in shower cubicle.

### Bedroom 2

Double bedroom with windows to fore.

### Bathroom

With suite comprising of bath with shower above, wash hand basin and WC.

### Lounge 9'0" x 14'5"

With window to rear and being open plan to Kitchen / Diner.

### Kitchen/diner 8'3" x 14'7"

Open plan kitchen / diner with a range of storage cupboards, sink and drainer, space for appliances.

### Outside

Two parking spaces.

Parking is for the use of the occupants only and not for guests.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



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			
		80	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			