

oakheart



£1,750 Per Month

Per Month

Wilfred Appleby Mews, Stanway



An executive-style family home which is situated in the highly sought-after area of Stanway. With a host of shops, transport links and local amenities nearby, this home ticks all the boxes.

The accommodation comprises a modern kitchen/diner with some integrated appliances, WC with a toilet and basin and a good-sized living room

with double doors leading out to the garden. Upstairs there is a double bedroom with an ensuite shower room, a second double bedroom and a good sized single bedroom. The upstairs is completed with a family bathroom with a bath and handheld shower. Externally there is an enclosed rear garden with two patio areas and storage behind the initial fence line. There is also parking available via a driveway.

The property is offered unfurnished and is available for occupation at the end of August. Call the Oakheart lettings team for further information.











Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

74.83 m<sup>2</sup>  
805.43 ft<sup>2</sup>

Reduced headroom

4.1 m<sup>2</sup>  
44.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:

Council Tax Band:

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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.

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