



## 1 NEW LORDS COURT, STUDLEY, B80 7QN

**£1,500 PER MONTH**

A BRAND NEW three bed DETACHED property with parking for two cars in the highly sought after Studley village. In brief this property offers, entrance hall, lounge, fitted kitchen with utility area, downstairs WC, three bedrooms with the main having en-suite shower room, and bathroom. This property is brand new throughout and finished to a modern and contemporary standard. Rear garden. Facilities available for EV charging! Call now to book your viewing!

A Holding Deposit of £369.00 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.  
Vizors is a member of Propertymark which is a client money protection scheme and also a member of The Property Ombudsman which is a redress scheme.

PLEASE NOTE: EPC rating is predicted due to being new build and awaiting final certificate.

All tenancies start with a initial 6 month fixed term, unless agreed by negotiation.

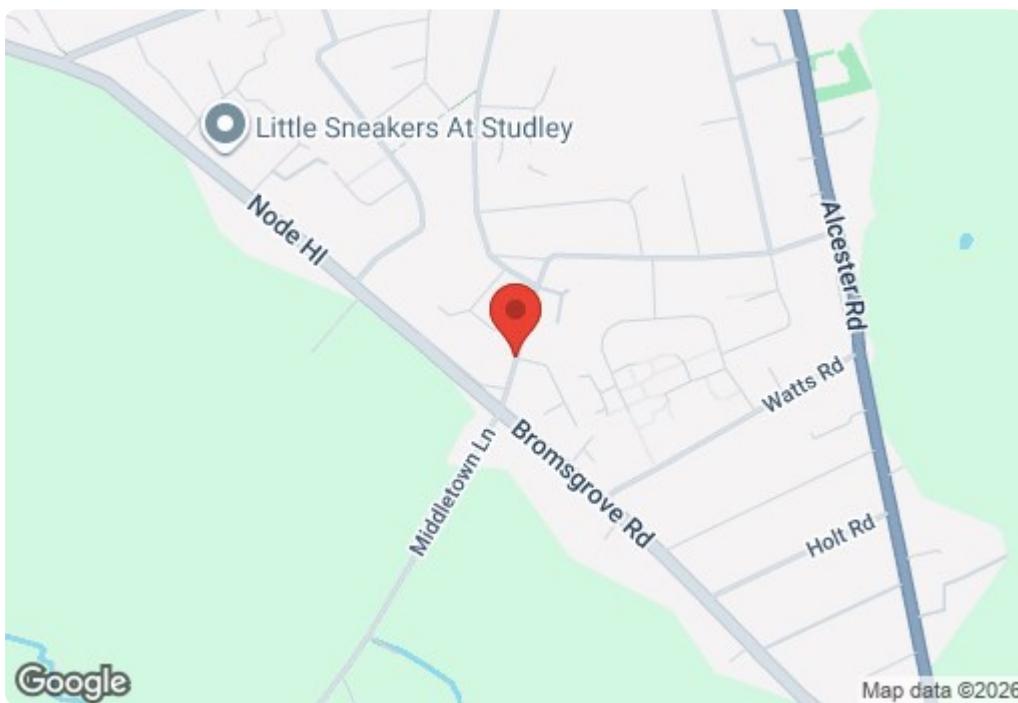
COUNCIL TAX BAND: Currently awaited due to being new build and awaiting rating (correct at the time of marketing commencement)

## Vizors Estate Agents Ltd

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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