



**£190 Per week**

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Renting early July for a 12 month/52 week lease modern and contemporary studio ALL BILLS INCLUSIVE (ex. Council Tax, Band A) moments from the Sandyford Road. Perfect for working professionals and students this studio apartment in this super-popular coliving development has a galley kitchen (oven, electric hob, extractor fan, microwave and fridge/freezer), en suite shower room, desk space – ideal for working from home or studying and great storage solutions for studio living.

Superfast broadband, water and electricity bills are all included in rent as well as the building's resident-only facilities including: Sky Sports in the cinema room, private dining room, games area, newly refurbished Club House gym, break out/meeting rooms, secure bike storage and smart laundry facilities (additional charges for laundry apply – pay per use).

Secure carded entry to building, 24/7 CCTV around the building and a friendly front of house team and day concierge can store any parcels and deliveries securely for residents to collect later.

Gated, secure off street parking is available at an additional £20 a week

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	92 plus A		
89-91 B			
85-88 C			
82-84 D			
79-81 E			
76-78 F			
73-75 G			
Not energy efficient - higher running costs	Below 73		

England & Wales EU Directive 2002/91/EC