



## Flat 4 Newdaw House, 141 High Street, Staple Hill,

£995 PCM

**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT. ALL ENQUIRIES MUST BE SUBMITTED VIA THE RIGHTMOVE ENQUIRY FORM, INCLUDING THE NAME AND DETAILS OF THE PROSPECTIVE TENANT(S), ALONG WITH EMPLOYMENT INFORMATION AND SALARIES. THIS IS REQUIRED TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS CAN BE ARRANGED\*\*.**

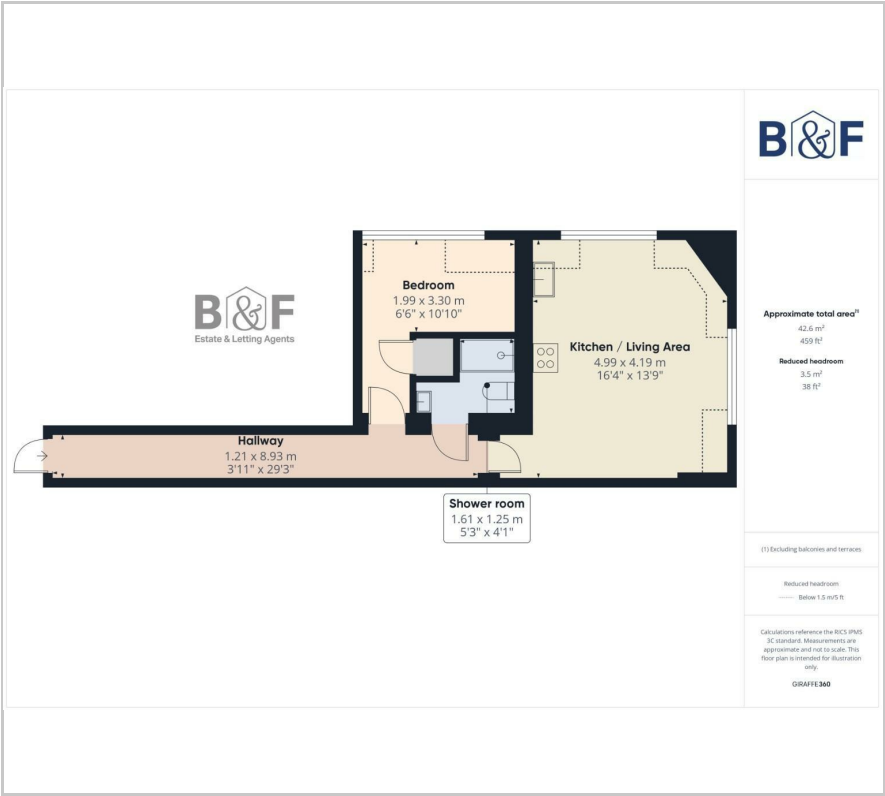
A new-build one-bedroom flat, offering stylish and low-maintenance living ideal for a single professional. The property features a contemporary open-plan living and kitchen area, a bedroom, and a modern shower room. Residents also have access to a communal balcony. Finished to a high standard throughout, the flat benefits from double glazing and an air-source heat pump offering energy-efficient heating. Conveniently located on Staple Hill High Street, the property is close to local shops, cafes, and excellent transport links into the city centre. PLEASE NOTE THERE IS NOT ANY OFF-STREET PARKING WITH THIS PROPERTY. Energy Rating TBC. Council Tax Band TBC.

### Viewing

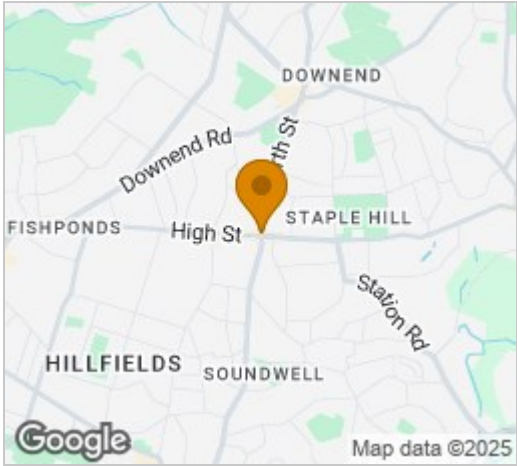
Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



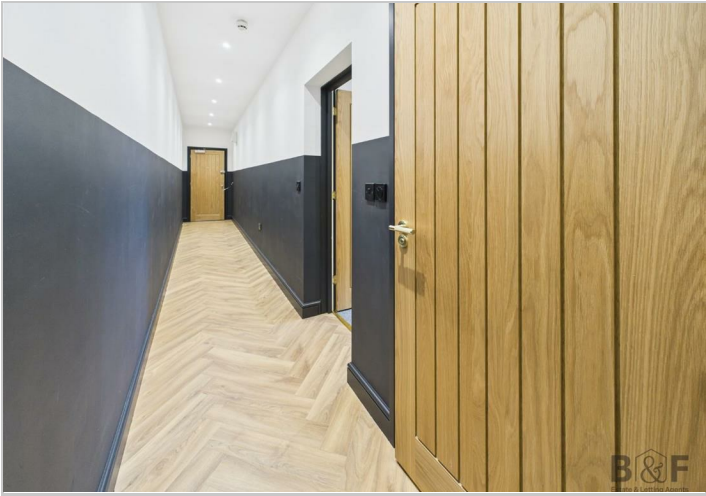
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.