

HARKER & BULLMAN



4 The Stables, Tanners Court Tanners Lane, Shootash, £825 PCM Deposit £951

- Dedicated office room
- Separate utility area
- Parking space included
- Open-plan kitchen
- Direct garden access
- Quiet, peaceful location
- Kitchen island / breakfast bar
- Extra WC available

4 The Stables, Tanners Court Tanners Lane, East Wellow

COE1 6DD

This splendid, two-bedroom flat available to let features an open-plan kitchen with a kitchen island, a spacious master bedroom, a dedicated office room, a reception room with garden access, an extra WC, and a parking space, all situated in a quiet and peaceful location with excellent public transport links and local amenities.



Council Tax Band: B



Property Details

Property Description

Presenting a splendid flat, currently available to let. This property is in good condition, promising a comfortable and pleasant living experience. With its two bedrooms, one reception room, and a kitchen, it is an excellent choice for those desiring a balance of style and practicality.

The property features a master bedroom that is not only spacious but also a double room, ensuring plenty of space for personal needs. The second bedroom has been thoughtfully designed as an office room, offering a dedicated workspace, thus making it particularly suitable for those who work from home or host clients on-site.

The open-plan kitchen is a highlight of this property. It includes a kitchen island and a separate utility room, perfect for those who love to cook. Natural light floods the kitchen, fostering an energizing and bright atmosphere.

The reception room follows the

open-plan design of the kitchen, creating a seamless flow throughout the property. It also provides direct access to a garden, a delightful feature for nature enthusiasts or those who love to entertain outdoors.

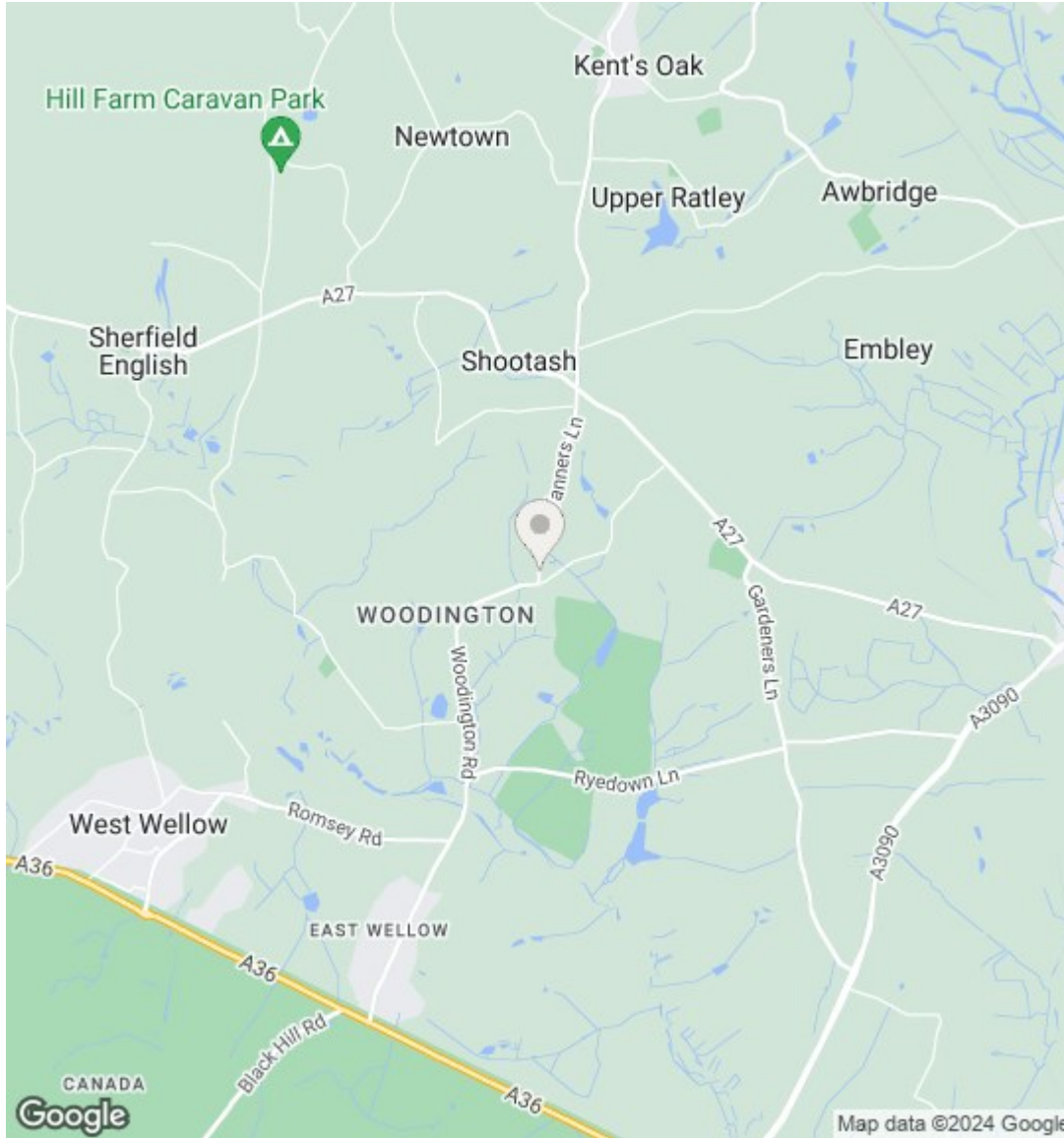
Additionally, this flat offers an extra WC. The property is rated D on the Energy Performance Certificate (EPC) and falls within council tax band B.

The location is a dream come true, with access to public transport links, local amenities, green spaces, and walking routes. The area is quiet and peaceful, offering residents an escape from the hustle and bustle of city life.

The property's unique features include a parking space, reinforcing the convenience factor. Potential tenants will appreciate the open-plan design, garden, and the quiet, peaceful location. This flat provides a comfortable living experience, balancing modern design with practical features.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01202 88 90 88 to make an appointment.