



21B Toms Town Lane

Studley, Warks., B80 7QH

£975 PCM



Nestled in the charming area of Studley, Warwickshire, this two-bedroom terraced cottage offers a perfect blend of comfort and modern living. Recently painted throughout, the property boasts a fresh and inviting atmosphere, enhanced by newly fitted floor coverings, including carpets and vinyl in the kitchen and bathroom.

The cottage features a reception room, kitchen-diner, two bedrooms and bathroom making it a perfect home for small families or couples.

The property also benefits from gas central heating, double glazing, off-road parking and courtyard garden.

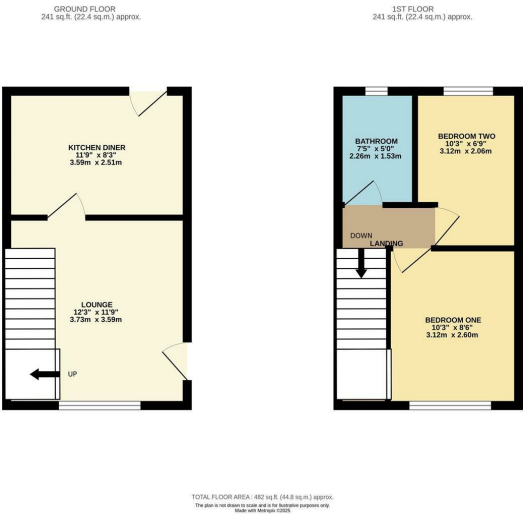
A Holding Deposit of £225 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Lamberts 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.

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

COUNCIL TAX BAND: Band B (Correct at the time of marketing commencement)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		93
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D	62	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.