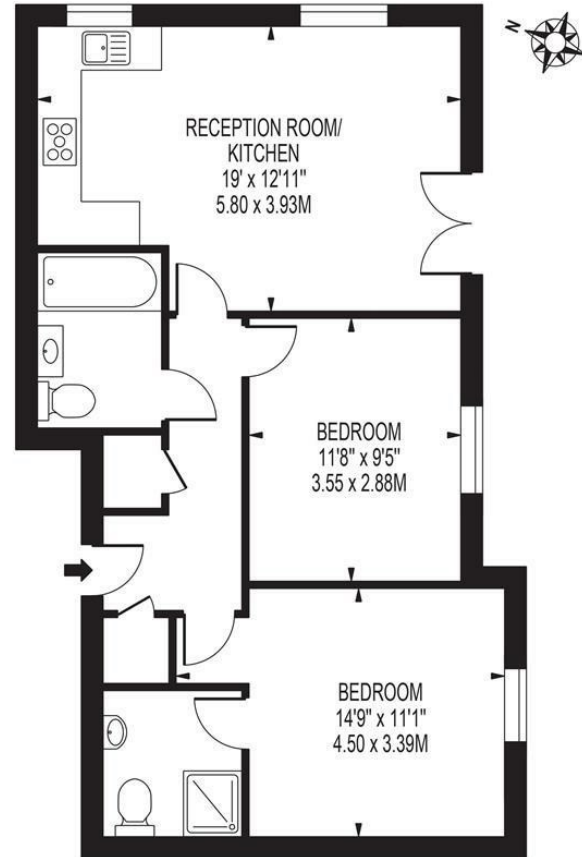


**NURSERY VIEW HOUSE,
SCHOOLGATE DRIVE**
APPROXIMATE GROSS INTERNAL FLOOR AREA: 661 SQ FT - 61.38 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



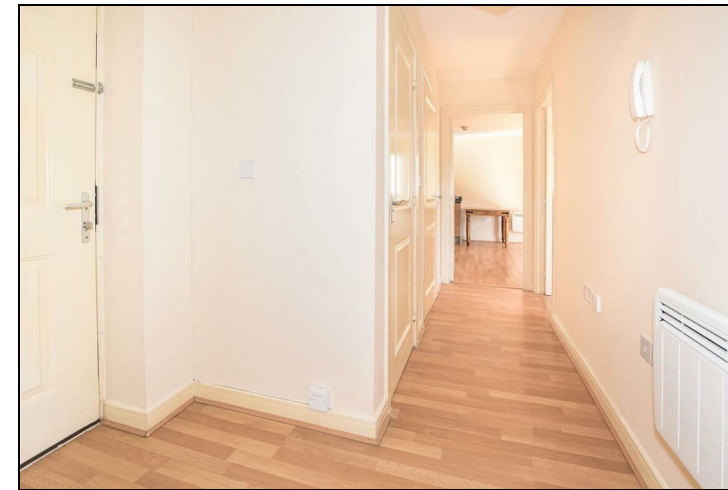
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



£1,700 PCM:

TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT
WITH OFF STREET PARKING

TWO DOUBLE BEDROOM, TWO BATHROOM apartment with OFF STREET PARKING is situated within this sought after modern development approximately 10 minutes walk from MODERN UNDERGROUND STATION (Northern Line). Benefiting from lots of natural light, laminate wood flooring, open plan kitchen/reception with Juliet balcony, ensuite shower to master bedroom along with modern family bathroom. Allocated parking and security entry system. Good Energy Rating C. Council Tax Band C.

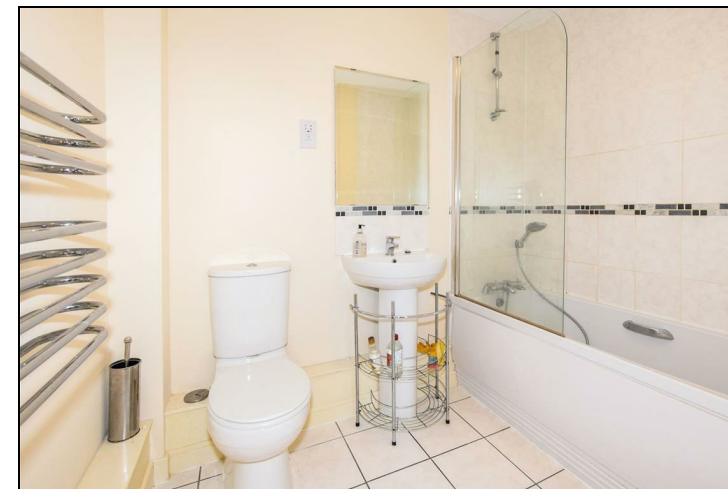


Reception

Bedroom

Bedroom

Kitchen



SPECIFICATION:

- Modern Apartment
- Two Double Bedrooms
- Laminate Wood Flooring
- Two Bathrooms
- Allocated Parking
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC C
- Council Tax Band C

