

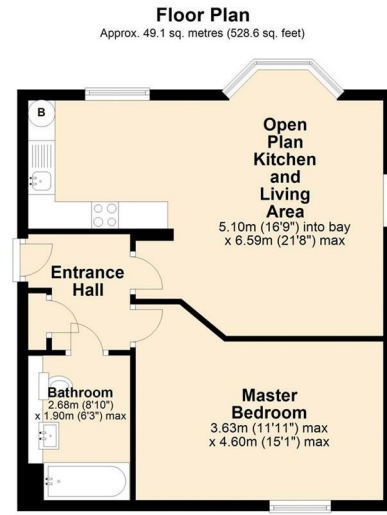


2a | Senna Mews | Eaton | NR4 6NZ

£900 PCM

 **BUTTERFLY**   
LETTINGS & PROPERTY MANAGEMENT





Total area: approx. 49.1 sq. metres (528.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Description

Offering modern apartment living, this beautifully designed ground floor apartment offers spacious and stylish accommodation. The bay fronted, dual aspect open plan living area creates a bright and welcoming space, complemented by a sleek kitchen with stone worktops. The generous master bedroom and contemporary bathroom, enhance the luxurious feel of the property.

Ideally located for easy access to the city and major transport links, the apartment also benefits from a secure entry system & underfloor heating. With Waitrose and other essential amenities nearby, this property is perfect for professionals or those seeking a well-appointed, low-maintenance home.

## Key features

- Beautifully designed ground floor apartment
- Bay fronted open plan living area
- Kitchen with Integrated appliances plus Washer Dryer
- Generously proportioned main bedroom
- Modern Bathroom with shower over bath
- Underfloor heating and double glazing
- Secure entry system to communal entrance
- Conveniently located for local amenities & road links
- On street parking close by
- Available Now



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.