









Warren Bradley Estates are pleased to offer for rent, this large two double bedroom apartment in Fairview Court which has been newly decorated and benefits from a large lounge with balcony, modern kitchen, tiled bathroom, double glazing and gas central heating.

Externally the property benefits from an allocated parking space, garage and external storage room. Located on the 6th Floor with a lift (to 5th floor only).

Situated close to all local amenities including transport links, leisure centres, green spaces and places of worship.

Offered unfurnished the property is available now.

## **Fairview Court** Approx. 61.0 sq. metres (656.4 sq. feet) Balcony 1.50m x 5.00m (4'11" x 16'5") Bedroom 1 4.00m x 2.60m (13'2" x 8'6") Bedroom 2 3.40m x 2.00m (11'2" x 6'7") Reception 4.80m x 3.00m (15'9" x 9'10") **Garage** 2.62m x 4.99m (8'7" x 16'4") Kitchen Bathroom 2.00m x 3.00m (6'7" x 9'10") 1.80m x 1.90m (5'11" x 6'3")

**Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92-100)В (81-91)C (69-80)0 (55-68)E (39-54)(21 - 38)G Not energy efficient - higher running costs EU Directive **England, Scotland & Wales** 2002/91/EC











