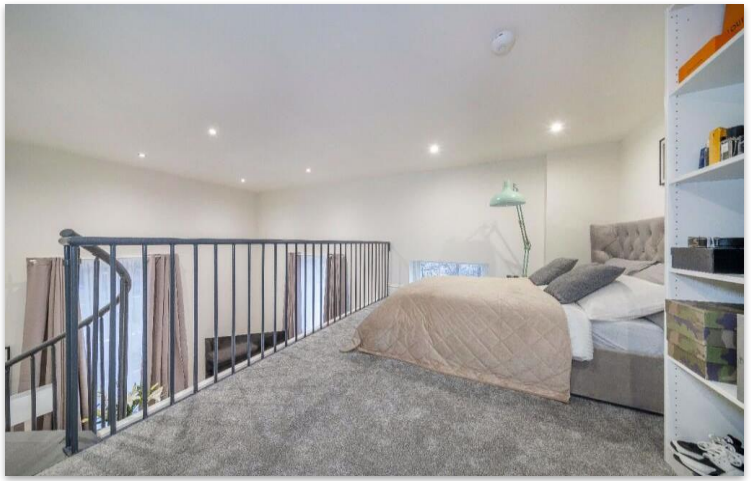




AVAILABLE NOW - Seeing is believing! A truly magnificent large two bedroom ground floor apartment within this prestigious converted residence in superb gated grounds with parking! Located in a less built up area and beautiful leafy setting, it is ready to move into and conveniently situated for many local amenities, schools and within easy access to Ring Roads and City Centre. You will not be disappointed, presented to a very high standard with excellent attention to detail and a lovely balance of traditional and contemporary accommodation! Additional Features include, stunning tall windows letting in lots of natural light, a quality fitted kitchen with built in oven/hob and fridge & bathroom fittings and a fantastic mezzanine floor accessed by an impressive spiral stairs offering extra living space, ideal for working from home! The apartment is offered unfurnished and there is one allocated parking space and the very attractive development is accessed via secure electric gates. A deposit equivalent to one months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent.

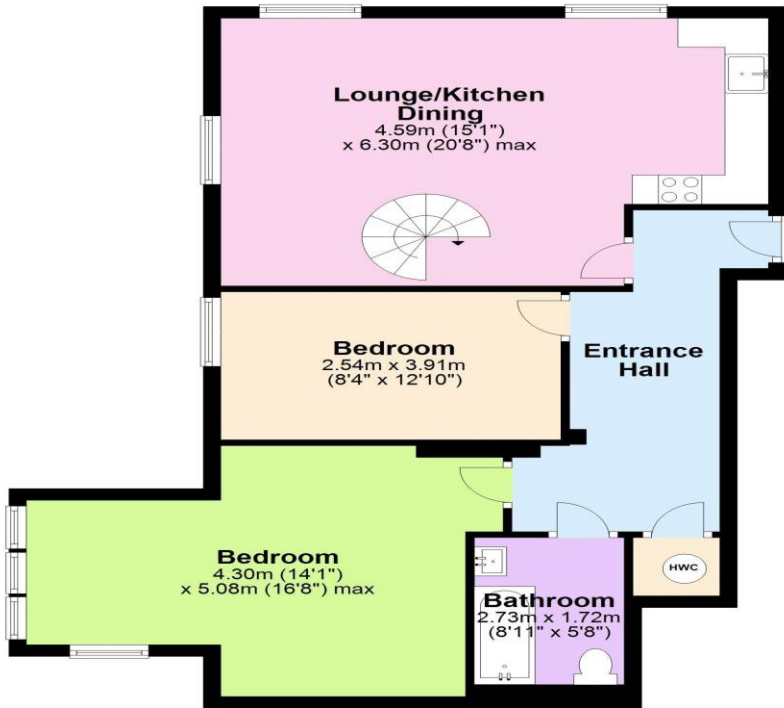




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	39
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

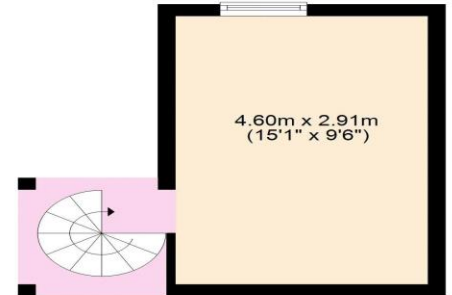
Floor Plan

Approx. 71.6 sq. metres (770.3 sq. feet)



Mezzanine

Approx. 13.4 sq. metres (144.0 sq. feet)



Total area: approx. 84.9 sq. metres (914.3 sq. feet)

Floor plans are for identification only. All measurements are approximate. Plan produced using PlanUp.

Tenant application process

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

Viewings - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

Council Tax Band - B

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.