



Available 3rd August 2024 - WE URGE EARLY INTERNAL INSPECTION OF THIS IMPRESSIVE, SPACIOUS AND VERY CHARACTERFUL THREE BEDROOMED FURNISHED 1ST FLOOR APARTMENT, WITH STUNNING LONG DISTANCE OPEN VIEWS! A stylish and versatile elevated block of beautiful apartments, BUILT AROUND 1910 AND BELIEVED TO BE ONE OF THE FIRST DEVELOPMENTS OF ITS KIND, it offers highly individual residences of generous proportions and retains many period features. It also benefits from a lovely balcony and attractive long distance views. Ideal for professional academics, doctors, dentists and mature students looking for a desirable and convenient leafy backwater convenient for the University and City Centre. The gated apartment comprises central entrance hallway, modern kitchen, lounge, three double bedrooms and a contemporary fully tiled bathroom & wc. Outside there are pleasant front communal gardens within a gated courtyard and fantastic views to the rear. Gas centrally heated. Whilst the balcony can be enjoyed for sitting out, it must also be left clear to prevent an obstruction for fire escape. Please also be aware the building is listed and the windows are single glazed, therefore not as efficient as secondary or double glazed windows. A deposit equal to the 1st 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 payment.

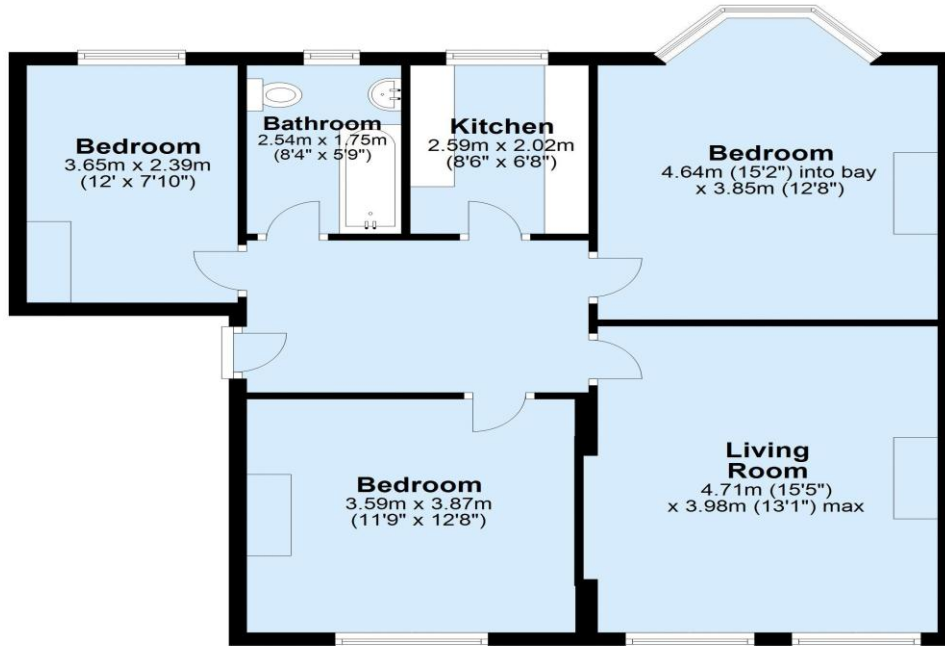




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 77.5 sq. metres (833.8 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
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 - C

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.