

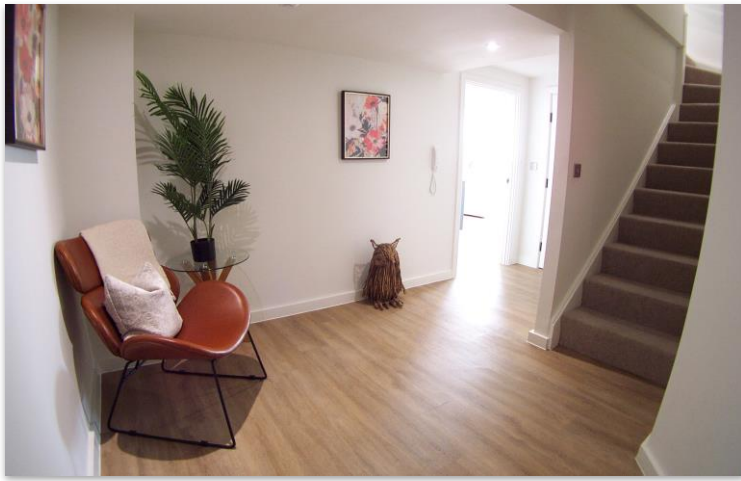


Monthly Rental Of £2,750



WOW - Brand New & Just Released - A magnificent two bedroomed, very spacious 'show' duplex apartment within this imposing & prestigious Grade II listed City Centre conversion, providing a mix of contemporary & highly characterful comfortable accommodation, with generous room proportions and exceptional attention to detail. Light & airy and sympathetically improved, retaining much of the original Victorian character & attractive period features and much larger than average rooms, not often seen in more modern purpose built developments! Viewings are essential to fully appreciate the individual style & layouts of each unit, with a great overall space, tastefully decorated, furnished and fitted with stunning kitchens and most having a tiled 'house' shower room w/c & ensuite shower room w/c with a free standing bath! Additional features include; Onsite Gym + Roof Top Communal Gardens + Lifts to all floors & 24 Hour Concierge+ Wifi enabled Bose Speakers + Available Furnished or Unfurnished. A highly prominent central position enjoying all the local amenities & entertaining city life, only a few minutes walk to the main University Campus' and hospitals! We understand the proposed opening of the Gym & Communal gardens are at the end of April 2025. A deposit equal to the first 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.

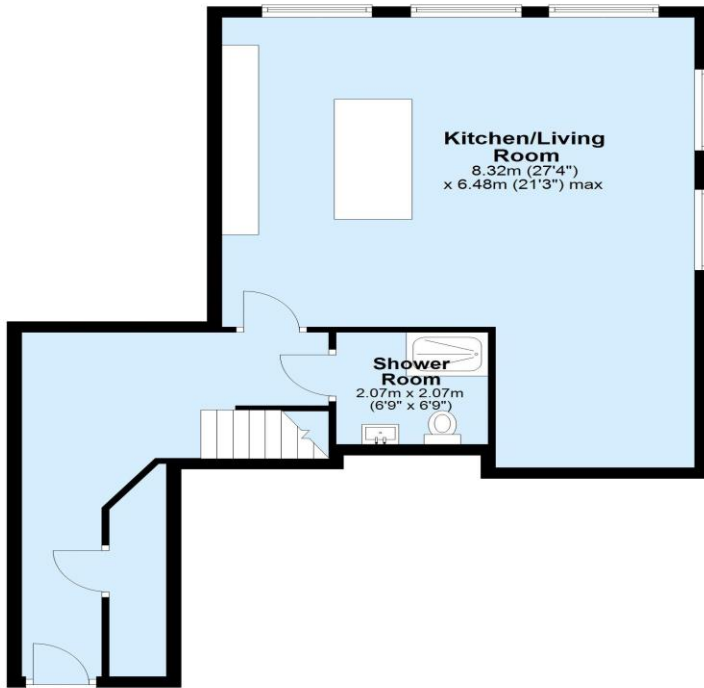




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

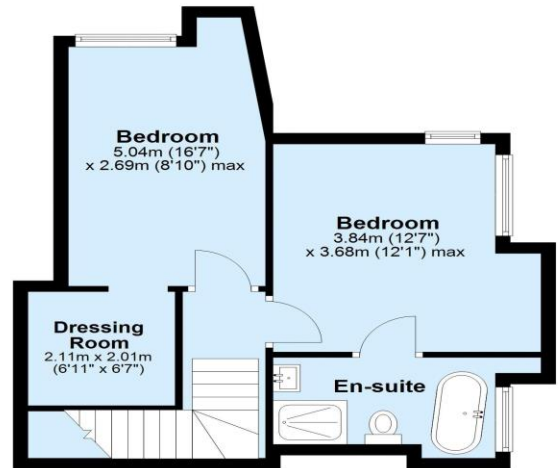
### Second Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



### Third Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 108.1 sq. metres (1164.1 sq. feet)

#### 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 - 2

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.