



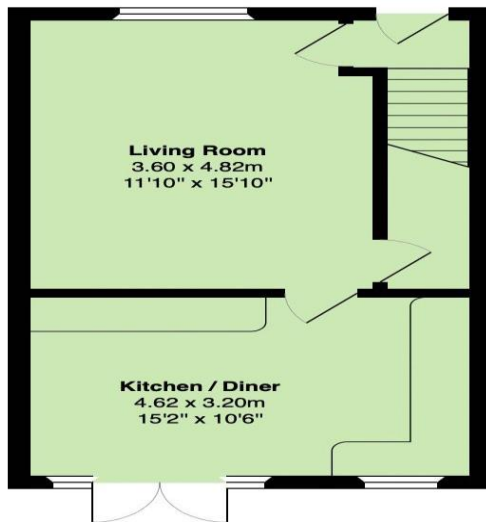
AVAILABLE NOW - An attractive & very spacious modern three-bedroomed semi-detached property, located in a very convenient residential area, within easy reach of lots of local amenities, the Main University Campus & City Centre, ideal for professionals & mature students!! A lovely light & airy property, presented very well and offered fully furnished and available to move in asap subject to referencing. The property comprises; two double bedrooms plus a third room ideal for an office/occasional room, a well equipped good sized modern dining kitchen with new stainless steel oven & hob. Patio doors open to a well maintained enclosed garden, which enjoys a very sunny afternoon aspect! Contemporary shower room & wc and some off street shared parking, All very tastefully decorated, with new carpets and mostly brand new furniture! Gas Central Heating and upvc double glazed. We expect this to be popular so early viewing recommended. A deposit of equivalent to one months will be required which has to 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.



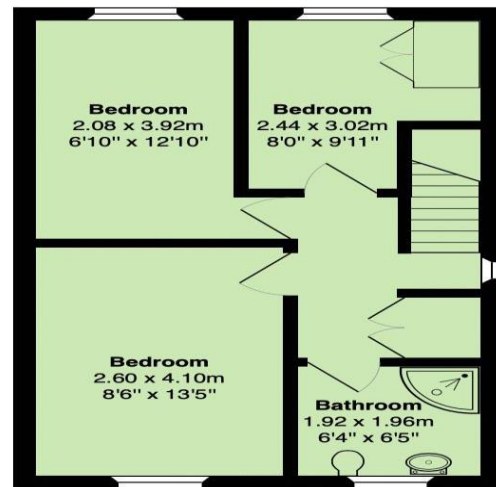


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Total Area: 76.1 m² ... 819 ft²

All measurements are approximate and for display purposes only

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 -

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.