



Viewings are an absolute must of this impressive & highly characterful 3x Bedroomed Duplex Apartment, fully furnished and available to move in 1st September 2025... This is a fantastic, second floor, very spacious property! It has some exceptional characterful features, lots of internal space over two floors, lovely long open views from the windows and stunning original engineered brick feature walls to most rooms! The large imposing Victorian building dates back to 1907 and originally built as all boys School. It was later converted into substantial luxury apartments, which retains a lot of the original period features and sizes, not often seen in more modern purpose built properties. The apartment comprises; three light & airy double bedrooms, one being a master ensuite bathroom & wc and one currently being used as a study. A second bathroom & wc, good sized lounge with an engineered oak floor, modern kitchen with an American style fridge freezer. Offered Fully furnished. Located very conveniently for the City centre and major road networks and having lots of local amenities close by. Ideal for both mature students, young families and professionals. Please note there is no lift. Communal unallocated parking available on site. Please note, the property can only be let to professional couples or small families. Due to local planning restrictions, we will not be able to let the property to three unrelated individuals. A very well managed building and they don't come much bigger with breathtaking period features throughout - Early viewing strongly advised! 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 payment.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

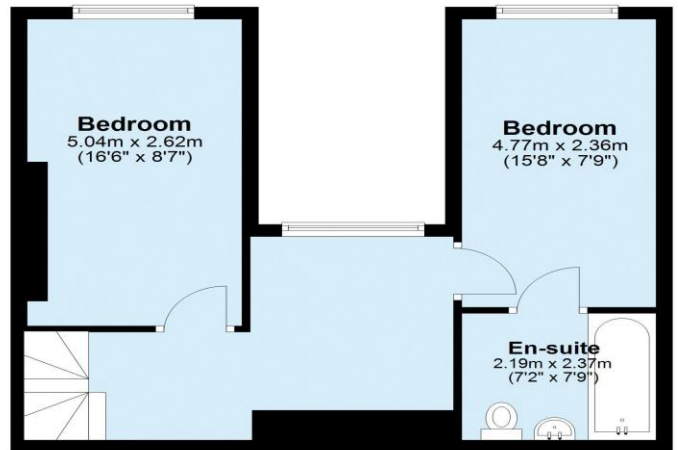
Third Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Fourth Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.5 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 - 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.