

# Appleton



**BRAND NEW-BUILD PROPERTY | UPGRADED SPECIFICATION | OPEN PLAN HIGH GLOSS KITCHEN & APPLIANCES | EN-SUITE | OFF-ROAD PARKING FOR 2 VEHICLES & ELECTRIC CAR CHARGING.** This three-bedroom end mews property is set within the highly regarded residential area known as "Orchard Meadows". The landlord has opted for the upgraded specification which can be seen throughout the property, from premium carpets to integrated appliances and USB/Type C wall plugs. The ground floor comprises an entrance hallway, a good-sized lounge, an internal vestibule leading to the WC and the dining kitchen fitted with high gloss matching drawer, eye and base level units; integrated appliances include a fridge freezer, washing machine, and a dishwasher. To the first floor, there are three good-sized bedrooms, a family bathroom, an en-suite from the master bedroom and a storage cupboard. Externally there is an enclosed rear garden with a freshly laid lawn, side gate access, double drive to the front elevation and electric charging capability.

**£1,300 Per Month**



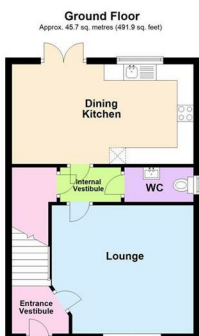
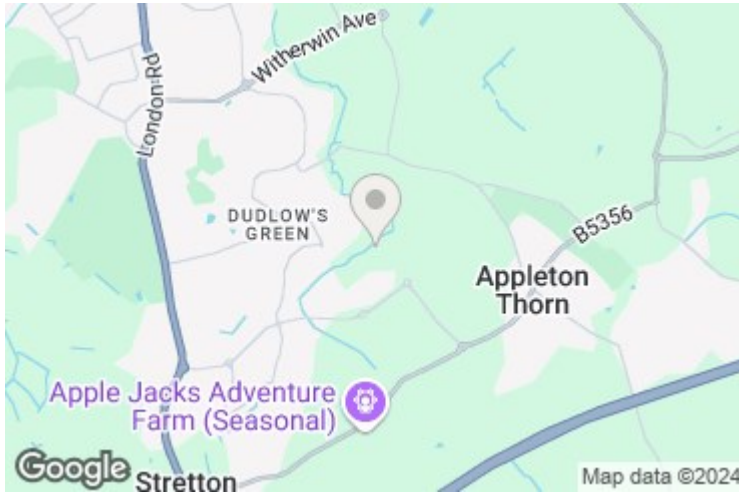
**Tel: 01925 600 200**

# Appleton Lambourne



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 91.4 sq. metres (983.9 sq. feet)