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61 Birch House | Monthly Rental Of £1,200





## Features

- Modern Apartment
- Town Centre Location
- Open Plan Layout
- Lift Access to 2nd Floor
- Good Storage
- Fully Furnished

The Old Works was first built around the early 1900s as a furniture factory and warehouse. In 2021 MCR Homes redeveloped the building to provide a mix of apartments providing new occupiers with a 'chic' urban living environment. With lift access to the 2nd floor terrace, the apartment's front door opens into a corridor that gives access all rooms and has a utility cupboard with the washing machine, with an additional storage cupboard adjacent to this. The open plan living room has two south facing windows

enabling plenty of natural light to permeate into the apartment and the kitchen is well appointed with a good range of storage units above and below the worktop, integrated dishwasher, integrated fridge freezer, sink & drainer, electric hob, oven, and overhead extractor fan. The bathroom contains a walk in shower, WC, and handbasin. The bedroom is to front and provides plenty of room for a kingsize bed with wardrobe and shelving tower. Please note there are no parking facilities with this rental.



Located to the western outskirts of the town centre, all the facilities and amenities therein are easily accessible. These include a wide range of retail shopping, leisure and hospitality outlets on the High Street and within the Eden Centre, the excellent Swan Theatre, the Lido, and a host of sporting and leisure clubs. The town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with a wide range of retail shopping, leisure and hospitality outlets, the excellent Swan Theatre, the Lido, and a host of sporting and leisure clubs. The town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with Junctions 4 of

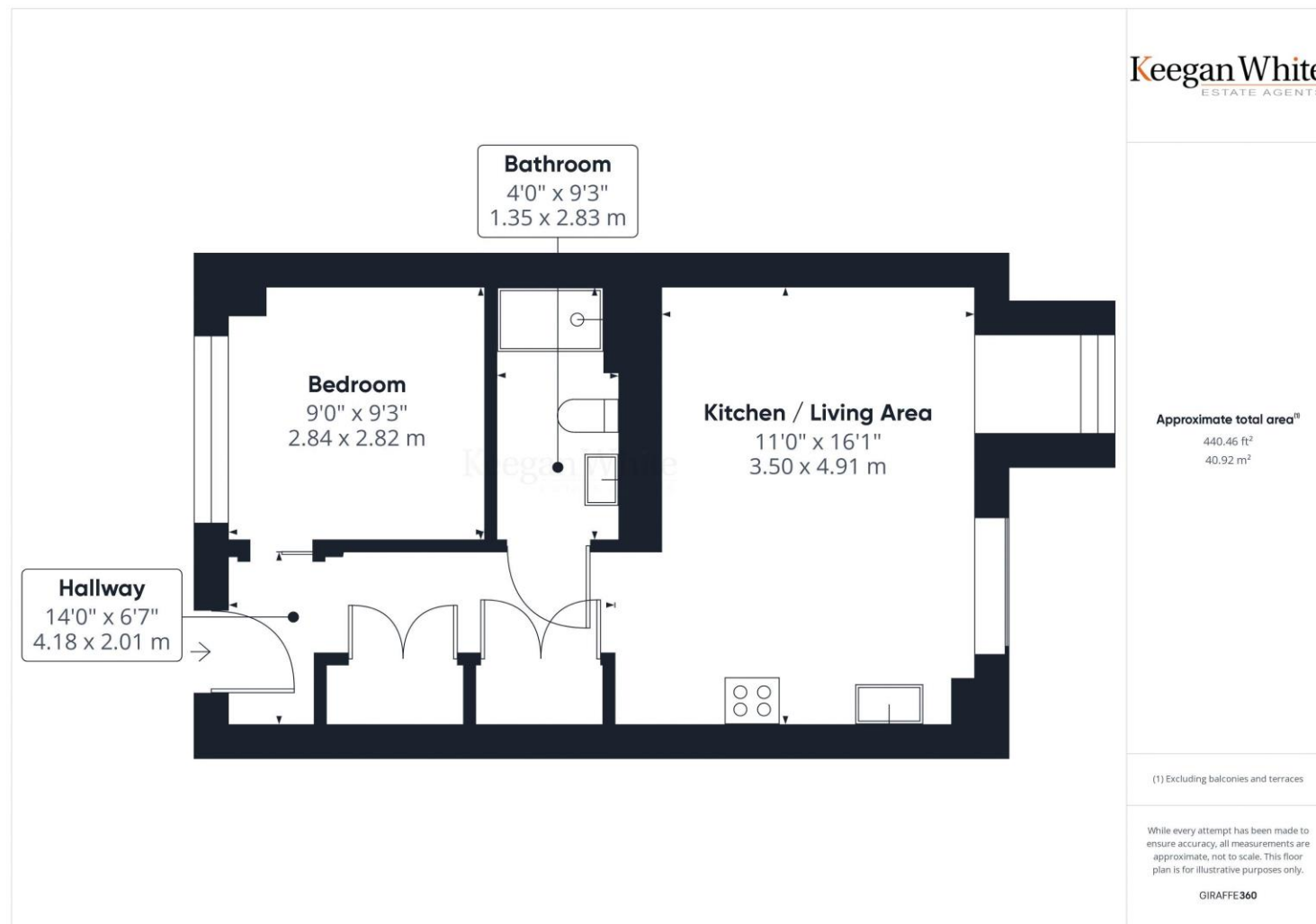
the M40 on its doorstep. In addition the railway station, serviced by the reliable Chiltern Railways is about a 25 minute level walk away.

#### Additional Information:

Fully Furnished.  
Council Tax Band: B  
EPC Rating: B (83).  
Security Deposit: £1,385  
Holding Monies: £276  
Full Referencing Will Be Required.







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