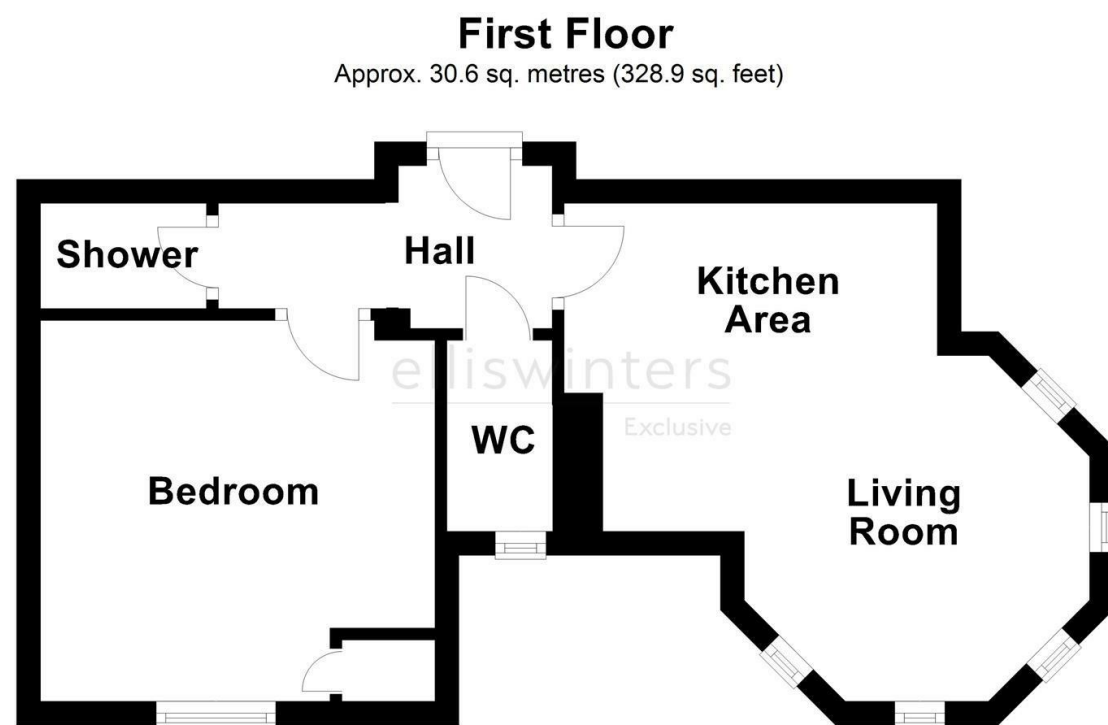




Total area: approx. 30.6 sq. metres (328.9 sq. feet)

First Floor
Entrance door to:

Hall

WC
Window to front, two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, ceramic tiling with recessed spotlights.

Kitchen Area
Base and eye level units, stainless steel sink unit, plumbing for washing machine, built-in oven, four ring hob with extractor hood over, open plan to:

Living Room/Kitchen
4.25m (13'11") x 3.94m (12'11") max
Windows to front and side, laminate flooring, electric heater.

Bedroom
3.30m (10'10") x 3.25m (10'7")
Window to front, airing cupboard, electric heater.

Shower
With shower cubicle, ceramic tiling, heated towel rail, extractor fan.

Further Information
Council Tax Band: A
EPC Rating: D
Minimum household income required to pass referencing: £22,500

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A well-presented one bedroom first floor apartment, ideally situated within a central village location and offering convenient access to a wide range of local amenities.

The property features modern open plan living accommodation, incorporating a contemporary kitchen area, creating a bright and functional space. The apartment further benefits from a modern bathroom and a well-proportioned bedroom.

This property is ideally suited to a single professional or couple seeking a well-located and low-maintenance home.

Available beginning of September.
Deposit £850.

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