A first floor, STUDIO apartment in a popular village location. Offering a lounge/bedroom, dressing room, shower room, kitchen, double glazed and electric heating. There is an allocated parking space. The property is short distances to amenities. EPC rating - D

Ground Floor

Secure entrances to front and rear of the building, stairs to first floor.

First Floor

Lounge/Bedroom
4.56m (15') x 3.12m (10'3")
Accessed via a door from the first floor landing, double glazed window to side, electric heater, doors to:

Kitchen
2.50m (8'3") max x 2.48m (8'2")
Double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer and cooker, wall mounted water heater, tiled splashbacks.

Dressing Room
1.65m (5'5") x 1.41m (4'8")
Fitted wardrobe, airing cupboard, wash hand basin, tiled flooring and splashbacks, door to:

Shower Room
Double glazed window to rear, fitted with a two piece suite comprising of a shower cubicle with fitted shower over and WC, tiled flooring and splashbacks.

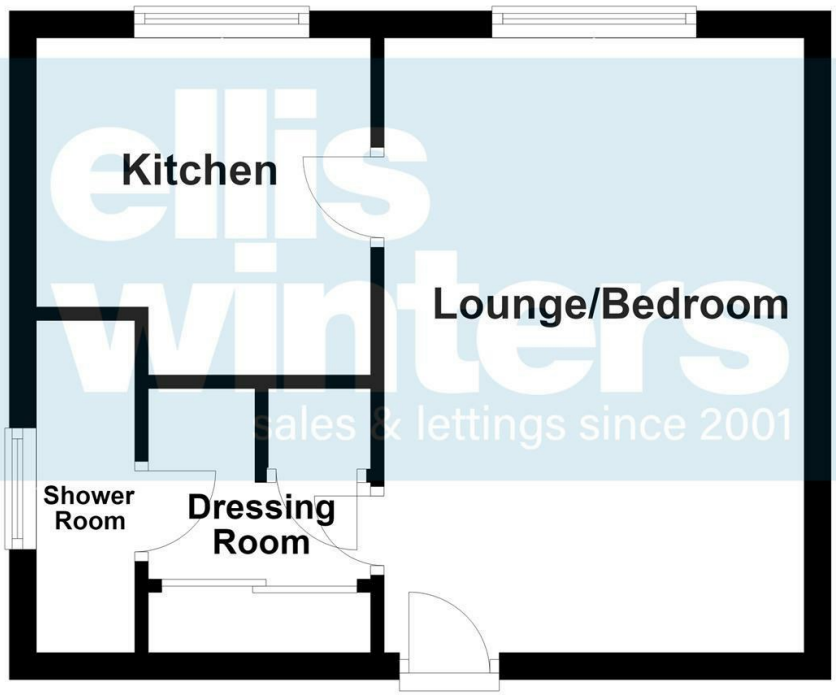
Outside
There is an allocated parking space for one vehicle to the rear of the building, communal grounds.

Further Information
Council Tax Band: A
EPC Rating: D
Minimum household income required to pass referencing: £18,750

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 first-floor studio apartment in a popular village location. Offering a lounge/bedroom, dressing room, shower room, kitchen, double glazed and electric heating. There is an allocated parking space. The property is within a short distance to amenities. Available beginning in October. Deposit £725. Holding Deposit £144

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