



74D New Road , Studley, B80 7ND

£950 Per Month



A very well presented 2 bedroom first floor maisonette offering private entrance, reception hall, living room, modern contemporary kitchen with appliances, bathroom with shower, front garden, driveway parking and garage.

A Holding Deposit of £219 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Lamberts is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

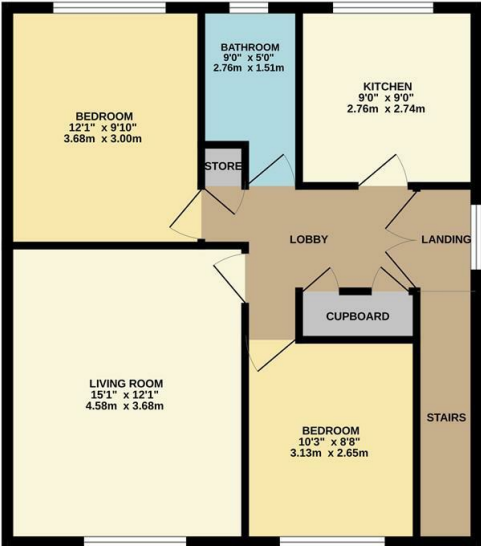
All tenancies start with an initial 6 month fixed term, unless agreed by negotiation.
COUNCIL TAX BAND: Band A (Correct at the time of marketing commencement)
EPC RATING: C

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 220Mbps. This information is provided by Ofcom 15/12/2025.





GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



FIRST FLOOR MAISONETTE
TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.
The plan is not drawn to scale and is for illustrative purposes only.
Measure with laser range finder.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.