



AVAILABLE 27TH AUGUST 2026 - RENT IS INCLUSIVE OF WATER. A LOVELY MODERN GROUND FLOOR FURNISHED APARTMENT FEATURING AN OPEN PLAN LIVING KITCHEN AND A SPACIOUS DOUBLE BEDROOM WITH BATHROOM W/C. Situated in this very convenient location, a short walk to the main Universities, Hospitals & City Centre, ideal for professionals or mature students. The property provides tastefully presented modern gas centrally heated accommodation. Internal viewing highly recommended. Each flat has its own gas supply and the tenant is responsible for registering with whichever utility company they choose and their relevant payment terms. Electricity is supplied via the landlord and charged out to the tenant monthly. Point to note: There is no parking with this flat. A deposit equal to the first months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.





010330024, 16/01

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Contact](#)

Energy performance certificate (EPC)

Find an energy certificate Find an energy certificate Find an energy certificate	Energy rating D	Valid until 28 February 2024 Certificate number 1034-2322-0300-0117-0226
---	----------------------------------	--

Property type Ground-floor flat
Total floor area 47 square metres

Rules on letting this property

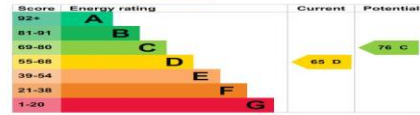
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/guidance/landlords-exemptions-energy-efficiency-standards](#)).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

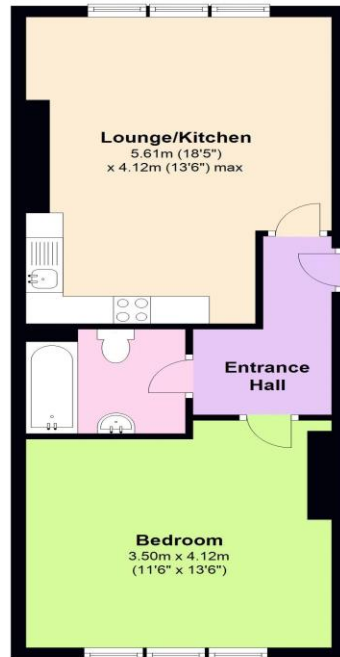
Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/1034-2322-0300-0117-0226>

1/5

Floor Plan

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 46.8 sq. metres (503.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenant application process

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

Viewings - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

Council Tax Band - A

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.