

# Adrians

Sales & Lettings Agents



To Let 1,050.00



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

[www.adrians-property.co.uk](http://www.adrians-property.co.uk) | 01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk)



## ENTRANCE HALL

### LOUNGE 5.49m (18') x 3.07m (10'1)

Coved ceiling, loft access, large storage cupboard, security entry phone system, storage heater.

### KITCHEN 2.29m (7'6) x 2.26m (7'5)

Coved ceiling, fitted with a range of oak style fronted wall and base level units with roll edged worktops, inset single drainer sink unit, four ring electric hob, separate oven (unused), space for washing machine and fridge freezer, part tiling to walls.

### BEDROOM 3.84m (12'7) x 2.82m (9'3)

Coved ceiling, double glazed window to front, built in mirror fronted wardrobe, electric heater.

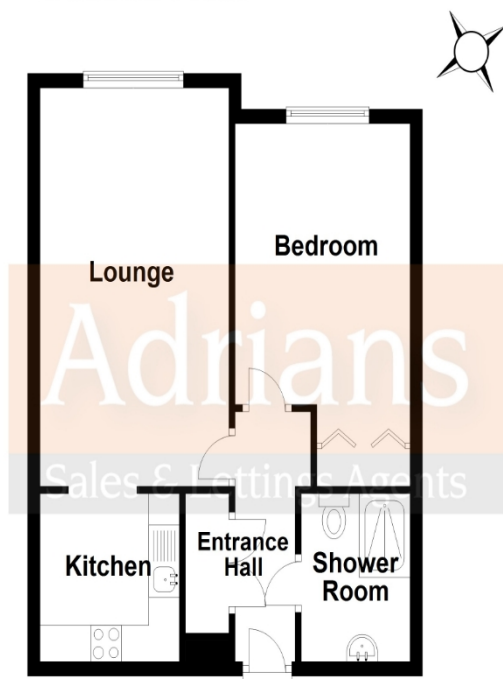
### RE- FITTED SHOWER ROOM

Coving to ceiling, extractor fan, modern white suite comprising was hand basin with mixer tap and cupboard under, close coupled w.c., modern shower unit with glazed screen, hand rails and pull down seat, fully tiled walls, chrome heated towel rail.

## COMMUNAL LOUNGE

## COMMUNAL LAUNDRY ROOM

## Second Floor



This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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Plan produced using PlanUp.

**EPC RATING: C**  
**COUNCIL TAX: B**  
**Leasehold**

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 of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

All applicants aged 18 years and older are required to pass the reference criteria prior to entering into any Tenancy.

1 WEEKS' RENT REQUIRED FOR HOLDING FEE  
5 WEEKS' RENT REQUIRED FOR DEPOSIT

**For more information, please contact**

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