



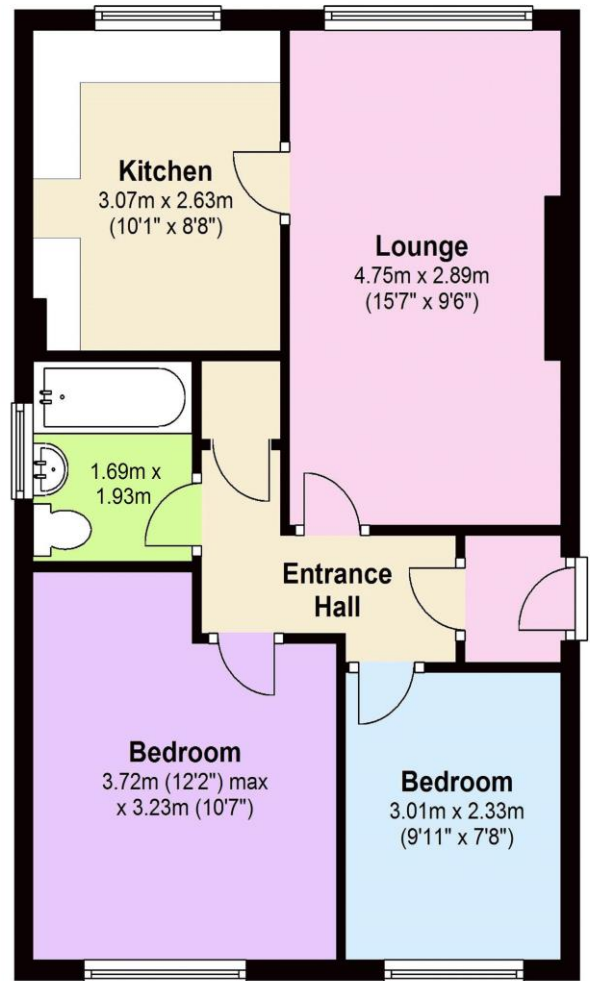
Available 12th NOVEMBER 2026 Located on the outskirts of the city centre and within easy reach to the Main university campus is this TWO BEDROOM LIGHT AND AIRY, FURNISHED SECOND FLOOR FLAT with OFF STREET PARKING (1x Parking permit provided) AND ELEVATED VIEWS. The accommodation comprises; communal entrance, hallway, lounge, good sized separate dining kitchen, two double bedrooms, large storage cupboard and a newly installed bathroom and w.c.. Gas centrally heating and UPVC double glazed. the flooring in the hallway, living room and both bedrooms will be replaced with new laminate flooring. Ideal home for mature students and professionals providing excellent access to various attractions and amenities of the City Centre and just a short walk to University buildings. A deposit equal to the 1st months rent will be required which has to 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.





Floor Plan

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 is prohibited in all properties. 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 - B

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.