



STEVENS PROPERTY  
MANAGEMENT



## West Street, Alford

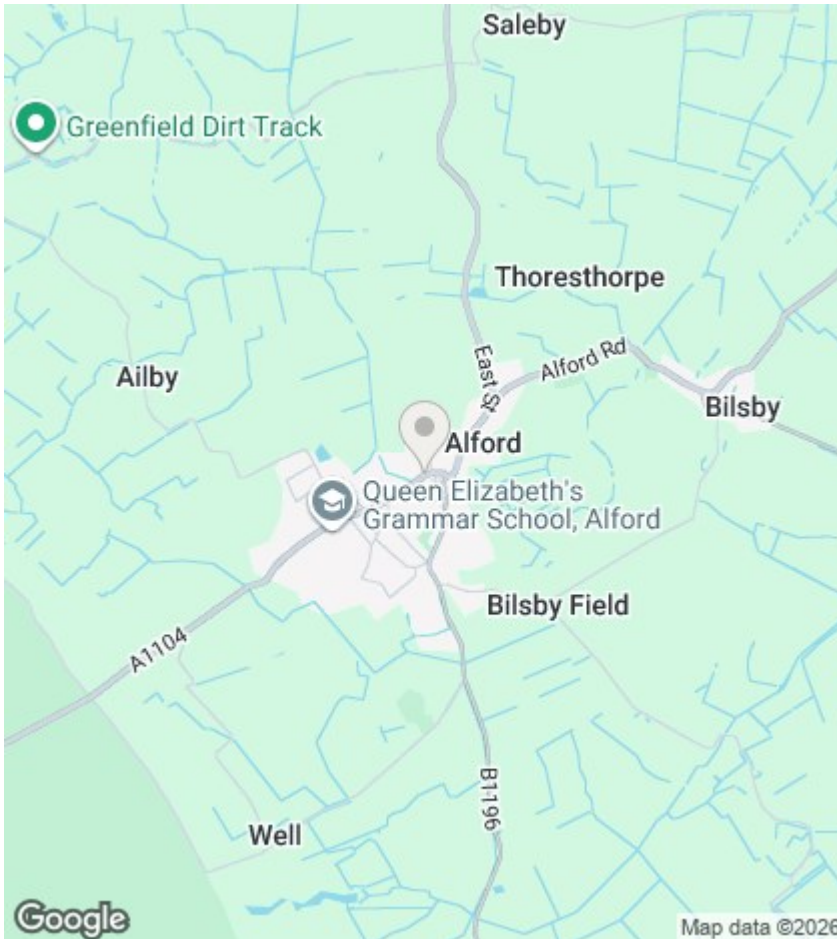
RENT £550 Per Calendar Month DEPOSIT £635

COUNCIL TAX BAND EPC 65

- 2 Bedroom Second Floor Flat
- Quirky Kitchen in the eaves with velux window.
- 2 Bedrooms
- Prime Position in the Hub of Alford with parking
- Mix of old world charm and modern design
- Luxury 4 piece Bathroom Suite
- Mains Drainage, GCH.

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Nestled in the heart of Alford on West Street, this charming second floor-flat offers a delightful blend of character and modern sophistication. The property has been thoughtfully restored to retain its original charm while incorporating contemporary design elements throughout.

The well-appointed kitchen is designed for both functionality and style, making it an ideal spot for culinary enthusiasts. The flat boasts two generously sized bedrooms, a luxurious four-piece bathroom suite, complete with a separate shower, and living room (all floor coverings to be neutral throughout).

One of the standout features of this property is its prime location (above commercial premises), placing you right in the vibrant hub of Alford. This means you will have easy access to local shops, cafes, and amenities. Additionally, the flat comes with the convenience of a designated parking space, a valuable asset in this bustling area.

According to Ofcom there is standard, superfast and ultrafast broadband speed available for this property with download speeds of 17MBPS, 80MBPS, 1000MBPS and upload speeds of 1MBPS, 20MBPS, 1000MBPS.

## General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

**Tenant Protection** - Tenant protection

Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

