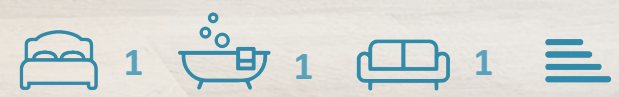




Flat 9, Mercia House Market Square  
Sandy, Sandy, SG19 1FH  
£925 Per month



# Flat 9, Mercia House Market Square, Sandy, Sandy, SG19 1FH

This stylish one-bedroom apartment is ideally located in the heart of Sandy's central Market Square. Set within a beautifully converted building, this exclusive new development offers contemporary living in a highly sought-after town centre location.

Thoughtfully designed for modern lifestyles, the apartment features a spacious open-plan living, dining, and kitchen area, complemented by a sleek fitted kitchen complete with integrated white goods. The property also benefits from a generously sized, modern shower room finished to a high standard.

Residents will enjoy excellent transport links, making this an ideal choice for commuters, with Sandy providing direct rail connections and easy access to the A1.

This is a sought-after opportunity to rent a high-quality flat in this prime central location.

Call us today to arrange a viewing.

\*\*\*\*Please note, photos are of flat 6 while marketing is updated\*\*\*\*



## Area Map



## Floor Plan



## Energy Efficiency Graph

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

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

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