



70A New Road , Studley, B80 7ND

£950 Per Month



*Ground Floor Maisonette** Garage & Driveway ** Large Private Rear Garden ** A Spacious Ground Floor Maisonette Comprises: Entrance Hall, Kitchen, Lounge/Diner, Two Bedrooms, Walk-In Shower Room. Outside offers a Large Private Rear Garden, with Side Access, Driveway and Detached Single Garage.

A Holding Deposit of £219 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Lamberts is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

The tenancy will start on an 'assured periodic tenancy'.

COUNCIL TAX BAND: Band A (Correct at the time of marketing commencement)

EPC RATING: D (Correct at the time of marketing commencement).

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1000Mbps / Highest available upload speeds 100Mbps. This information is provided by Ofcom 01/08/2025.

Mobile Coverage: EE 86% | Vodafone 81% | 3 77% | O2 71 %





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Total Approx Area: 57.0 m² ... 613 ft² (excluding garage)
All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.