

# FLAT 103 NEWACRE HOUSE WOOD STREET

# £1,400 Per

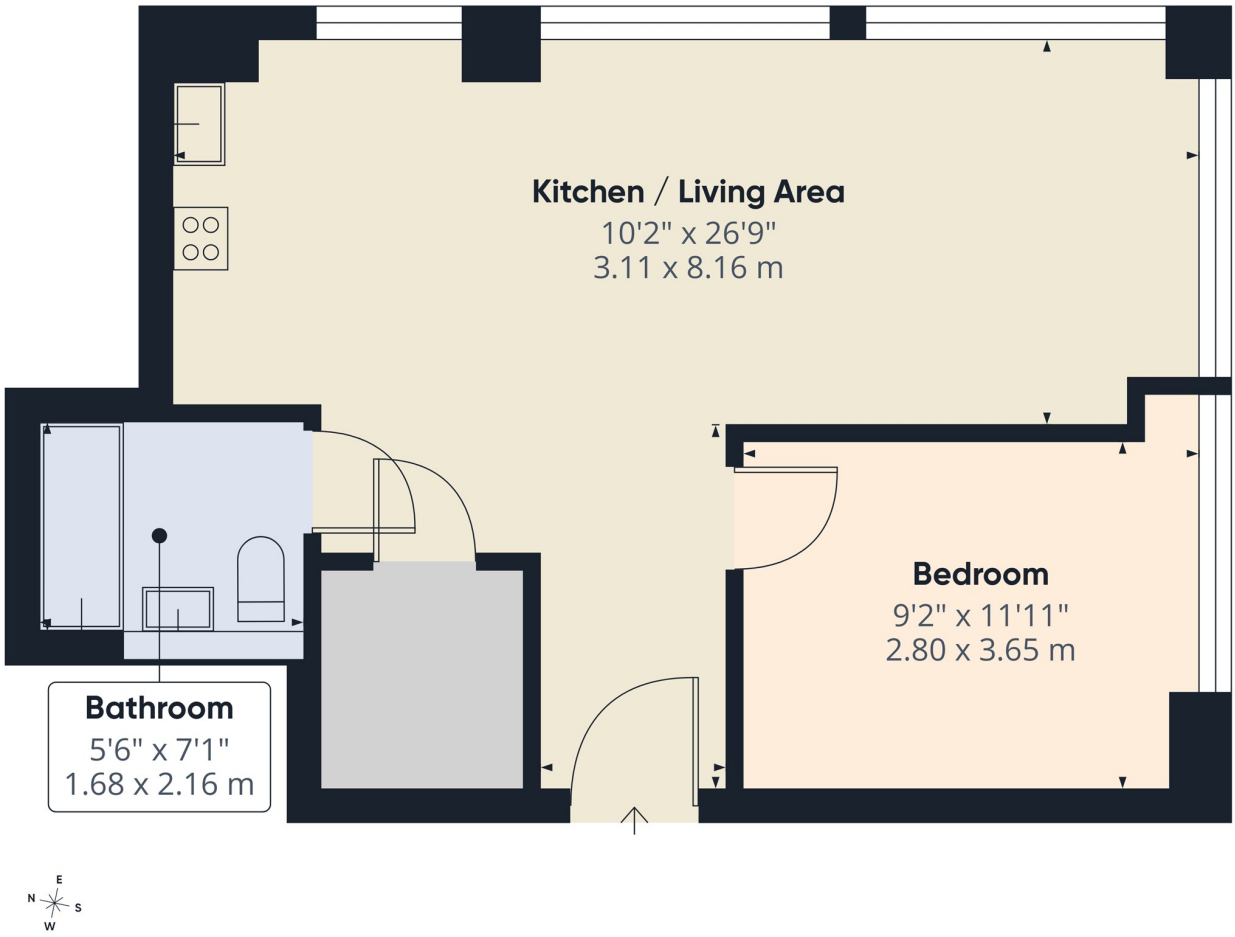
***2ND MONTH'S RENT FREE*** | One Bedroom Apartment | Available Immediately | Top Floor | Allocated Parking | Lift Access | Double Glazed Windows | Integrated Appliances | Furnished | Video Entry System | 0.3 Miles from the Train Station

***2ND MONTH'S RENT FREE***
Greenaway Residential Lettings Agents are delighted to welcome this modern top-floor apartment to the lettings market. Available immediately, this property comes furnished and is ideally located just 0.3 miles from the train station. The property boasts modern features throughout, including double-glazed windows and a high-tech camera entry system for added security and peace of mind.

Entering the property, you are greeted by an entrance area with access to the utility cupboard, which cleverly houses the water tank and washer/dryer, while offering additional space for pantry storage. The hallway opens into an impressive open-plan living and kitchen area, creating a bright and spacious hub for relaxation and dining. The kitchen features a range of base and eye-level units with a sink unit








Approximate total area(1)

524 ft²

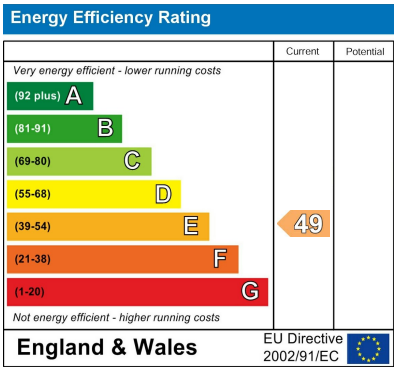
48.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




## EPC Rating: E  Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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