



**£625 pcm**



1 Bathroom



1 Bedroom

## PROPERTY FEATURES

- Council tax band C (Students must provide exemption)
- City Centre location

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AVAILABLE 9TH JANUARY 2026

Spacious, newly refurbished one bedroom city centre apartment, located in fashionable Sunnyside, next to the lovely Sunnyside gardens and local restaurants and other leisure facilities.

Internally there is an entrance hall, open plan living room and kitchen, large double bedroom and bathroom with shower.

Modern features include; intercom, electric heating, kitchen appliances and satellite TV aerial. Parking is not included. Unfurnished.

Council Tax Band C (students must provide an exemption), Damage deposit £721.15

### Communal Entrance

Accessible via a video intercom, with lift or stairs to first floor.

### Reception Hallway

Providing access to

### Open Plan Living Room/Kitchen

19' 3" x 20' 9" (5.87m x 6.32m) approximately

Living area :

Spacious living space ideal for lounge and dining, with double windows, TV and phone sockets.

Kitchen area:

Fitted with a comprehensive range of white units to wall and base, including a central island with hob, oven and ceiling suspended filter hood.

Other benefits include a larger fridge/freezer, washer dryer, dishwasher, laminate work surfaces, sink, tiled splash backs, spot lighting, vinyl flooring and extractor.

### Bedroom

11' 8" x 13' 11" (3.56m x 4.25m) approximately

A large double bedroom with phone and tv sockets.

### Bathroom/WC

Fitted with a white three piece suite including toilet, sink and bath. Wall and floor tiling is also included as is an extractor.