



£695 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Damage deposit (5 weeks rent) £801.92
- Council Tax Band C (students must provide student exemption)

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AVAILABLE 28/04/2025

Superb second floor purpose built luxury modern two bedroom apartment in excellent residential location within easy reach of City Centre. Accommodation briefly comprising; communal entrance with lift, reception hallway, spacious living room, separate fitted kitchen, two double bedrooms and bathroom/WC. Garaging for one car. Modern features include gas central heating, satellite access, kitchen appliances, entrance phone and shower.

Damage deposit (5 weeks rent) £801.92

Council Tax Band C (students must provide student exemption)

EPC Rating C

Communal Entrance

With lift access to second floor.

Reception Hallway

Providing access to main body of the accommodation with cloak storage and into:

Living Room

4.60m x 4.75m (15' 1" x 15' 7") approximately
With picture window maximising natural light, superbly spacious - ideal for lounge and dining purposes, as a focal point featuring a wall mounted living flame gas fire. Other benefits include satellite access and telephone point.

Fitted Kitchen

3.38m x 2.62m (11' 1" x 8' 7") approximately
Fitted with a contemporary range of maple style units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a 1½ basin stainless steel drainage sink with chrome monobloc tap fitting and four ring brushed steel hob with electric oven under and filter hood over. Other benefits include dishwasher, washer dryer, separate fridge and freezer, under unit lighting, spot lighting, tiled splash backs and timber effect laminate flooring.

Bedroom One

4.29m x 3.05m (14' 1" x 10') approximately
Superbly proportioned double bedroom with fitted wardrobes providing excellent hanging and shelving space, set of drawers, two bedside tables and oversized double bed.

Bedroom Two

3.10m x 2.49m (10' 2" x 8' 2") approximately
Well proportioned bedroom with computer desk and inbuilt drawers.

Bathroom/WC

Equipped with a white three piece suite including low level WC, pedestal hand basin and panelled bath over which there is a chrome mains operated shower and glass screen. Other benefits include chrome ladder radiator, oversized dressing mirrors to walls, part wall tiling, ceiling mounted extractor and spot lighting.

Communal Gardens

Located to the rear of the property, providing an attractive landscaped area ideal for enjoying summer sunshine.

Parking

Accessed via sensor operated gates with one allocated parking bay.