



squarefoot  
®



120 Woodlands Hayes Point, Hayes Road, Sully CF64 5QE

£825 pcm

### Property Summary

**\*\*NEW INSTRUCTION\*\*** Available for occupation from 27th December 2023. Good size first floor one bed apartment set within an exclusive development. The property benefits from a large open plan living/kitchen/dining area with appliances built into kitchen, giving access to private balcony off living and bedroom space. Also comes with 2 allocated parking spaces and access to the leisure pool and gym facilities on site. Viewing highly recommended to appreciate size of property.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application.

We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.

### Features

- NEW INSTRUCTION
- FIRST FLOOR APARTMENT
- 1 DOUBLE BEDROOM
- UNFURNISHED
- LARGE LIVING SPACE
- 2 PARKING SPACES
- ON SITE LEISURE FACILITIES
- COUNCIL TAX BAND D
- AVAILABLE FROM 27th DECEMBER

## Room Descriptions

### All over first floor

#### Lounge

Large open plan living/dining/kitchen area. Laminate flooring throughout. Electric oven/hob, dishwasher, fridge freezer and washer dryer all inbuilt to high spec kitchen. Double doors off living space gives access to private balcony.

#### Bathroom

White bathroom suite, with shower over bath

#### Bedroom

Double bedroom, carpets to floor and in built double wardrobes. Door off to private balcony

#### Private Balcony

Balcony area running from living space to bedroom space overlooking courtyards/coastal views.

