



- One Bedroom Apartment
- Convenient for Town Centre
- Open Plan Living Room with Kitchen
- £80 Agency Fee per Adult

£375 pcm

EPC Rating D





The Property

A first floor one bedroom apartment close to the town centre. The accommodation comprises of open plan living room with kitchen bathroom with shower over bath, double bedroom and communal graveled garden and drying area. Electric heating, EPC rating D.

IMPORTANT NOTE: When you apply for a tenancy there will be an administration fee of £80 per adult to pay - ask our branch staff for further details of this fee and other fees which may become payable during the lifetime of your tenancy.

Entrance Hall

Storage cupboard and door into

Living Room 17' 1 x 10' 3 (5.209m x 3.125m)

(Excluding kitchen area). Window to front, L shaped leading to

Kitchen Area 8' 1 x 6' 0 (2.486m x 1.833m)

Modern kitchen with a range of wall and base units with contrasting worktop over. Stainless steel sink and drainer. Integrated oven with hob and extractor hood over. Space for washing machine and fridge.

Lower Hallway Steps down and doors to

Bathroom 8' 3 x 6' 2 (2.525m x 1.895m)

Obscure glazed window to rear. White suite comprising of bath with electric shower over. WC ad pedestal wash hand basin. Airing cupboard housing hot water tank and shelving for storage.

Bedroom 12' 1 x 10' 3 (3.699m x 3.128m)

Window overlooking Dew Street.

External

To the rear of the property is a good sized gravel area shared by the 3 flats and a communal washing line. A perfect sun trap with plenty of space to sit and relax.

Services

Mains water, drainage and electricity. Electric Heating. Council Tax Band A. £80 agency fee per adult.

Viewings

Strictly by appointment through Town Coast and Country Estates please.

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.

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