



- Two Bedroom Flat
- Newly Decorated, New Carpets
- Close Town Centre
- £80 Agency Fee per Adult

£400 pcm

EPC Rating D





The Property

Close to the Town Centre this spacious 2 bedroom flat has been newly decorated throughout and is supplied with new carpets, oven and hob. The accommodation briefly comprises, 2 bedrooms, living room, bathroom with a new shower over bath and fitted kitchen. No pets. Working applicants only. 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.

Communal Entrance

Stairs lead up to the flat on the first floor

Entrance Hall

Store cupboard and doors to all rooms.

Bedroom 1 11' 11 x 10' 11 (3.653m x 3.329m)

Window to the rear and built in cupboard.

Living Room 14' 8 x 13' 6 (4.480m x 4.117m)

Window to the rear.

Bedroom 2 11' 8 x 7' 1 (3.575m x 2.161m)

Velux window.

Bathroom 8' 1 x 4' 7 (2.470m x 1.413m)

White suite comprising of bath with new electric shower over. WC and wash hand basin. Vinyl flooring.

Kitchen 8' 0 x 7' 4 (2.462m x 2.246m)

A range of base units with contrasting worktop over and stainless steel sink and drainer. Inbuilt oven with electric hob and extractor fan over. Space for washing machine and fridge freezer.

Services

Mains water, drainage gas and electric. Gas central heating. Council tax band A.

£80 per adult agency fee. Sorry no pets and working applicants only.

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 WHATEVER IN RELATION TO THIS PROPERTY.

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