



- Spacious One Bedroom Flat
- Newly Decorated
- Close To Town Centre
- £80 Agency Fee per Adult

£400 pcm

EPC Rating A





Bedroom 15' 5 x 12' 11 (4.717m x 3.939m)

Window. Linen cupboard with slated shelves. A couple of steps lead up to both the bathroom and games room

Bathroom 7' 7 x 6' 7 (2.316m x 2.028m)

Comprising of a white suite of bath with brand new electric shower over, wc and pedestal wash hand basin.

Games/Store Room 13' 1 x 11' 4 (3.991m x 3.471m)

A quirky room with original vaulted ceiling. Perfect for a variety of uses.

Services

Mains water, drainage electricity and gas. 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.

The Property

A one bedroom ground floor flat located close to the town centre. Newly decorated and with new oven, hob and electric shower. The accommodation comprises, Open plan living area, bedroom, large store/games room and bathroom.

IMPORTANT NOTE: When you apply for a tenancy there will be a £80 administration fee 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 Leading in from the lobby. Doors lead to

Kitchen/Living Room 18' 11 x 15' 7 (5.779m x 4.756m)

Two windows to the front. Spacious living area. The kitchen area has a range of base units with contrasting worktop and stainless steel sink and drainer. Newly fitted electric oven and hob with extractor fan over. Space for washing machine and fridge freezer.

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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