



A delightful, two double bedroom, first floor flat, in a peaceful location moments from the river, close to a wealth of local amenities and walking distance from the city centre. Recently refurbished throughout with new kitchen, bathroom and flooring this is a bright, airy and well-presented flat. Accommodation comprises communal entrance hall, flat entrance hall, kitchen, living room, two bedrooms and main bathroom. Outside there are lovely communal gardens, ample off-road parking and bike racks. The property is offered with a 12 month tenancy agreement and is available to occupy early August so call or email now to arrange your viewing.



Entrance hall

With door to side aspect, airing cupboard housing hot water cylinder, telephone point, storage heater and smoke detector.

Kitchen

7'8" x 5'7" (2.34 x 1.70)

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric hob, fridge/freezer, washing machine, vinyl floor, spotlights and double glazed window to side aspect.

Living room

11'0" x 10'0" (3.35 x 3.05)

With double glazed window to side aspect, television point, telephone point, storage heater and smoke detector.

Bedroom one

10'8" x 9'3" (3.25 x 2.82)

With double glazed window to front aspect, electric panel heater and built in wardrobe.

Bedroom two

10'8" x 7'9" (3.25 x 2.36)

With double glazed window to both front and side aspect and electric panel heater.

Bathroom

7'0" x 6'6" (2.13 x 1.98)

Part tiled suite comprising bath with shower unit over, low level W.C, wash hand basin, wall mounted electric heater, towel rail, vinyl flooring and extractor fan.

Outside

Outside the property there is ample off road parking in the car park and well kept shared gardens for all occupants to enjoy. There is an abundance of lawn areas with mature and well stocked borders, there is even a large feature pond. With the addition of benches and picnic tables this really is a communal garden you will actually want to spend some time enjoying.

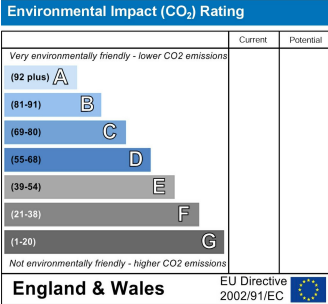
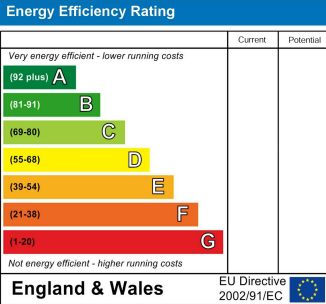
Agent notes

Council tax: Band B = £1,198

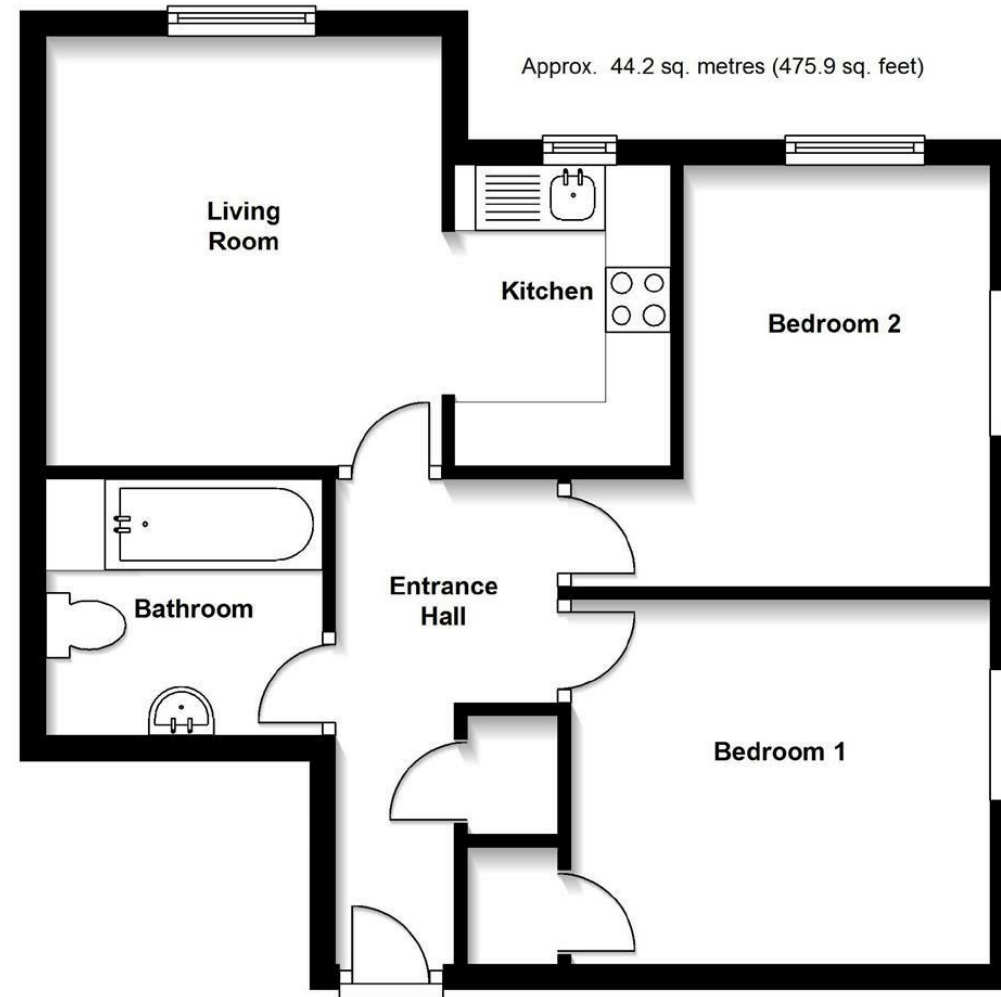
Deposit: £1,096

Non smokers only

No pets







Total area: approx. 44.2 sq. metres (475.9 sq. feet)

NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.