



**Peregrine Way, Clayton Heights,**

**£465 Per Calendar Month**

**\*\*\* 1st FLOOR SPACIOUS APARTMENT IN A SECURE GATED DEVELOPMENT WITHIN THE WESTWOOD PARK DEVELOPMENT \*\*\***

Spacious two double bedroom apartment. The property is situated in a private gated development off Peregrine Way on the popular Westwood Park . The property briefly comprises; 2 double bedroom, a large open plan kitchen/living room with juliette balcony, modern bathroom with shower over the bath. Externally there is access to communal gardens and parking .The location of the property offers easy access to motorway network & surrounding area. \*\*\*VIEW IMMEDIATELY \*\*\*

**SORRY NO PETS or SMOKERS**



**Deposit**  
A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
|   | Potential |   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 75        |   | 82        |
|   | 87        |   | 81        |

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