



**** MODERN INTERIOR ** AVAILABLE IMMEDIATELY **** An impressive two bedroom ground floor apartment which is offered for rent on an UNFURNISHED basis. This apartment has a number of pleasing features which include a recently fitted bathroom, modern kitchen and has undergone a programme of redecoration. It is warmed by gas central heating via a combination boiler and has uPVC double glazing (except two windows). The floor plan briefly comprises: private entrance hall, spacious lounge, modern fitted kitchen which has 'walnut shaker' style units and includes a built-in four ring gas hob and electric double oven, plus a recirculating fan, two double bedrooms and a newly fitted bathroom/WC which has a white suite, with the bath having a mixer tap and shower attachment and modern PVC panelling to walls. Externally, the apartment has the advantage of lawned gardens to front and rear, with a driveway for off street car parking.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £12,750pa; Guarantor, if required £15,300pa

BOND £425

Newhaven Court, TS24 7HR
2 Bed - Apartment
£425 Per Calendar Month

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GROUND FLOOR

PRIVATE ENTRANCE HALL

Hardwood entrance door.

LOUNGE

12'10 x 14'11 (3.91m x 4.55m)

MODERN KITCHEN

8'3 x 9'7 overall (2.51m x 2.92m overall)

Fitted with a superb range of 'walnut shaker' style base, wall and drawer units with chrome rod handles, 'black marble' effect working surfaces in a 'U' shaped layout incorporating inset single drainer stainless steel sink unit, built-in stainless steel four ring gas hob with matching illuminated recirculating fan above, built-in stainless steel electric double oven to side, cupboard housing wall mounted Baxi gas combination boiler.

INNER LOBBY

Built-in storage cupboard.

BEDROOM 1

9'9 x 13'8 overall (2.97m x 4.17m overall)

BEDROOM 2

11'5 x 9'6 overall (3.48m x 2.90m overall)

NEWLY FITTED BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, modern PVC panelling to walls.

OUTSIDE

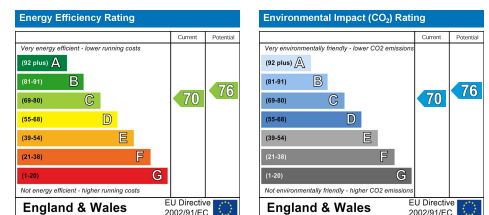
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