£1,350 PCM





- DEPOSIT £1,557.69
- Unfurnished
- Double Glazed
- Electric Heating
- Parking
- Ground Floor Flat
- Patio
- BIKE STORAGE
- EPC RATING C
- Council tax band C



## **Property Description**

2 DOUBLE BEDROOM GROUND FLOOR HIGH SPEC APARTMENT WITH TWO PATIO AREAS...... A good size 2 double bedroom ground floor modern apartment with 2 patio areas, located in the Affluent Ashley Cross area and close to good transport links. The property benefits from double glazing, large open plan lounge / dining area with a modern fitted kitchen including an electric oven with hob, TWO SETS OF French doors leading to TWO patio areas, 2 double bedrooms, modern bathroom suite with a shower above bath, off road parking for one car, secure bike store and let on an unfurnished basis. NO CHILDREN, ONLY PROFESSIONAL ADULTS ONLY. AVAILABLE FROM THE 23/01/2026. VIEW NOW TO AVOID DISAPPOINTMENT. COUNCIL TAX BAND C, 5 WEEKS DEPOSIT IS £1,557.69. ENERGY RATING IS B. Affordability: prospective tenants will be required to meet an annual referencing threshold of £40,500 and have a clean credit history.

## **Room Sizes**

BATHROOM 2.44m (8'1") x 1.81m (6'0") BEDROOM 1 4.37m (14'5") x 3.01m (9'11") BEDROOM 2 2.73m (9'0") x 1.80m (5'11") LOUNGE & KITCHEN 4.00m (13'2") x 6.22m ( 20'5")











