



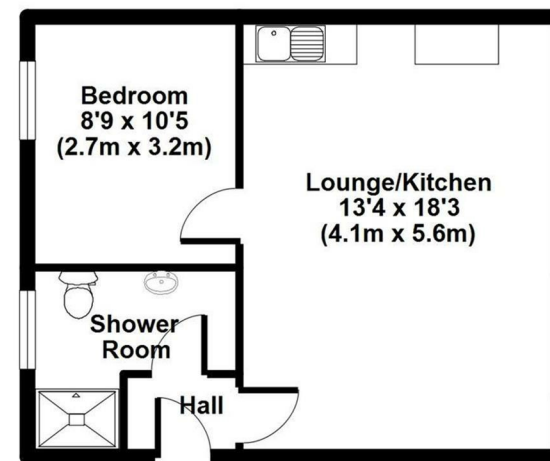
West Street,

AVAILABLE IMMEDIANTLY!: is this one bedroom flat in Royal Fountain Mews, Blue Town. The property includes a Kitchen/Bathroom and Shower Room. There is also new carpets and flooring. This will make an ideal property for someone looking for a decent, long term let. Please note the flat is on the 1st floor and has a Shower Room. **CALL NOW TO VIEW!**

£525 PCM

- ONE BEDROOM FIRST FLOOR FLAT
- Separate Bedroom
- Shower Room
- 1st Floor
- EPC Rating F (37) EXEMPT
- Blue Town Location
- Available Immediately
- **CALL NOW TO BOOK!!**







APPROX GROSS INTERNAL FLOOR AREA: 406.48 sq. ft / 37.78 sq. m

Royal Fountain Mews

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.