



Flat 3 Flyford Arms, Old Hill , Flyford Flavell, WR7 4DA

£1,000 Per Month



****Utility Bills Included**** A well presented one bedroom apartment in a great village setting. The property is situated above 'TOAST' at the Flyford. The property shares a communal entrance to the front, having it's own door leading to; Lounge, Kitchen, Bedroom with En-suite shower room.

A Holding Deposit of £230 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Lamberts is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

EPC Rating: D (66)

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 220Mbps. This information is provided by Ofcom 13/08/2025.
Mobile Coverage: EE 81% | Vodafone 67% | 3 77% | O2 63%





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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.