



## 30 Lydham Close Riverside, Redditch, B98 8GA

**£875 PCM**



This Two bedroom 2nd floor apartment in Riverside, Redditch. Comprises; Entrance, Living room, Kitchen, Two Bedrooms, and Bathroom. This property also benefits from a large garage suitable for two vehicles.

A Holding Deposit of £201 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.

The tenancy will start with an initial 6 month fixed term, unless agreed by negotiation.  
COUNCIL TAX BAND: Band B (Correct at the time of marketing commencement)  
EPC RATING: Awaiting Results (Previous Record C).

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 220Mbps. This information is provided by Ofcom 13/01/2026.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C	73	74	(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		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.