



STEPHENSON BROWNE



**28B Smallman Road, Cheshire
CW2 7NU
£650 PCM**

ALL BILLS INCLUDED!! SINGLE OCCUPANCY ONLY!

Stephenson Browne present a delightful opportunity to reside in a charming self-contained one-bedroom flat. This property is ideally situated just off Nantwich Road, providing easy access to a variety of local amenities, bus routes, and the train station, making it perfect for those who value convenience and connectivity.

The flat boasts a well-designed layout, featuring a comfortable lounge that invites relaxation and a kitchen equipped for your culinary needs. The unique mezzanine sleeping area adds a touch of character, creating a cosy retreat for restful nights. The modern shower room ensures that your daily routines are both comfortable and efficient.

This property is tailored for single occupancy, making it an excellent choice for a working professional seeking a peaceful living environment. With all bills included, you can enjoy the simplicity of budgeting without the worry of additional costs. Please note that this property is not suitable for pets.



Important Information

Whilst we endeavor to ensure accuracy of our letting's descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we cannot confirm the cost of these as they are different from person-to-person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

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		



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