





SALES • LETTINGS • MANAGEMENT

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The important bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: B | Property Tenure:

AMAZING TWO BEDROOM PROPERTY LOCATED IN THE EVER POPULAR WARMLEY AREA!! Situated in a quiet cul-de-sac in Warmley is this two bedroom ground floor apartment, is a perfect rental for an couple, small family or single person. The property consists; entrance hallway with a large storage cupboard, large lounge/diner, kitchen with an integrated oven and gas hob, bedroom one with en-suite shower room, second double bedroom and a family bathroom. The property also benefits from; having its own front door, parking for one car to front, a large enclosed rear garden with a decking area, gas central heating and uPVC double glazing. Offered unfurnished and available NOW!! No Smokers, Students, Sharers or Pets!!

Council Tax Band: A
Holding Deposit 1 week : £253.85
Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING AGENT



Hallway
13'9 x 8'2 max (4.19m x 2.49m max)

Lounge / Diner
14'1 x 12'5 (4.29m x 3.78m)

Kitchen
12'3 x 7'6 (3.73m x 2.29m)
Comprising of electric oven and gas hob.

French doors to decking / garden

Bedroom One
12'1 x 11'1 (3.68m x 3.38m)
Door to ensuite

Ensuite Shower Room
6'6 x 4'7 (1.98m x 1.40m)
Consisting of WC, wash hand basin and shower cubicle

Bedroom Two
9'5 x 9'4 (2.87m x 2.84m)

Bathroom
6'5 x 5'7 (1.96m x 1.70m)
Comprising of WC, wash hand basin and bath with shower over

Garden
Parking Space
One allocated parking space to front middle



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

