





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.



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Council Tax Band: B | Property Tenure:

TWO BEDROOM FIRST FLOOR APARTMENT!! ALLOCATED PARKING FOR ONE CAR!! OFFERED UNFURNISHED!! AVAILABLE 11th MARCH 2026!! Blue Sky are pleased to offer for rent this two-bedroom first floor apartment located in the ever popular area of Warmley. The accommodation comprises: entrance hall with storage cupboard, open plan large lounge / kitchen with space for white goods, two bedrooms and modern bathroom with shower over the bath. Externally the property offers a parking bay behind electric gates and communal gardens Ideally suited to a professional couple or family. Not suitable for smokers, students, sharers, or pets.

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

AWARD WINNING AGENT



Communal Entrance

Front and rear access.
Telecom entry.

Hallway

4'5" x 12'9" (1.35m x 3.90m)
Storage cupboard.

Lounge/Diner

13'5" x 14'0" (4.10m x 4.28m)

Kitchen

6'2" x 10'8" (1.90m x 3.27m)
Integrated cooker with gas hob and extractor hood.
Space for washing machine, fridge and freezer.

Bedroom 1

11'5" x 12'1" (3.49m x 3.70m)

Bedroom 2

10'2" x 7'10" (3.11m x 2.41m)
Airing cupboard holds boiler.

Bathroom

4'4" x 8'6" (1.33m x 2.61m)
Three piece bathroom suite consists of bath with shower above, wash hand basin, w/c and heated towel rail.

Parking

Gated access to parking - one allocated parking space.
Visitors parking.

Communal Garden

Lawn, patio and shrubbery areas.



| 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 | |

