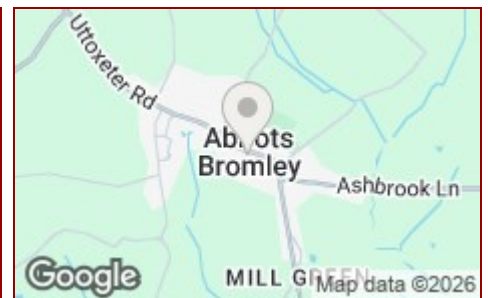


£825 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



St Benets, WS15 3BL

£825 PCM

- Modern apartment
- Two bedrooms
- Ensuite
- Parking to rear
- Council Tax Band B
- Open plan kitchen/living area
- Main bathroom
- Modern interior
- EPC C
- Available June



## St Benets

This ground floor two bedroom apartment benefits from a private courtyard to rear and offers the following accommodation;

### Entrance Hall

With intercom system and doors leading to

### Kitchen / Living Area 13'11" x 17'10"

Superbly design kitchen with breakfast bar diving it from the lounge / dining areas. Kitchen has a range of storage units, cooker, space and plumbing for appliances and large pantry room. Living area has doors leading to the courtyard to rear.

### Bedroom 1 10'4" x 11'9"

Large double bedroom with window to fore.

### Bathroom

With suite comprising of bath with shower above, wc and wash hand basin.

### Bedroom 2 with Ensuite 9'4" x 12'4"

Superb double bedroom with window to rear and door to En suite. The En suite has a shower cubicle, wash hand basin and WC.

## Parking

1 Allocated parking space to rear in private parking area.

## Are you a landlord with property to rent?

Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email [lettings@jayman.co.uk](mailto:lettings@jayman.co.uk) and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		