



## Queensbury Square, Queensbury,

**£950 Per Month**

\*\*\*\*\* MODERN THREE BEDROOM DETACHED PROPERTY IN QUEENSBURY \*\*\*\*\*

This individually built three bedroom detached property is ideally located within walking distance of Queensbury Village which boasts amenities, shops and a choice of primary and secondary schools.

The well presented property boasts a modern fitted kitchen and house bathroom.

The accommodation briefly comprises entrance vestibule, 25ft open plan lounge/kitchen, cloakroom/wc, three first floor bedrooms and a house bathroom with shower over the bath .

Further benefits include GCH and DG .

Externally there is a parking to the front.

Council Tax Band C .

\*\*\*\*VIEW IMMEDIATELY \*\*\*

SORRY NO PETS or SMOKERS



## Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	93	
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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