



## 31 The Lighthouse, 3a New Hey Road,

£795 PCM

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES
- KITCHEN LIVING AREA WITH OVEN, HOB, INTEGRATED DISHWASHER AND FREEZER, WASHING MACHINE
- BATHROOM
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- PARKING SPACE

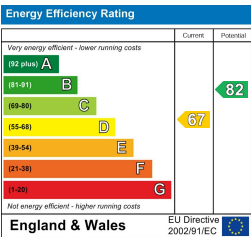
**bramleys**

\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

Being handily placed in Marsh is this 2 bedroomed second floor apartment. Accommodation comprising in brief:- entrance hall, kitchen/living area with Juliet balcony, 2 bedrooms and bathroom with 3 piece suite. Externally, the apartment has a parking space. The apartment is within walking distance of amenities within Marsh, on a bus route and within close proximity to the hospital located in Lindley. Offered to let on an unfurnished basis with immediate occupation. Bond £915.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\*SORRY NO PETS \*\*\*\*\*



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY