



17 Highfields Court, Highfield Road,

£675 Per Calendar Month

- FORMING PART OF FORMER CHURCH BUILDING
- ACCOMMODATION OVER THREE FLOORS
- FIRST FLOOR DOUBLE BEDROOM
- CONVENIENTLY LOCATED
- OFF ROAD PARKING
- DINING KITCHEN
- SECOND FLOOR L SHAPED LOUNGE

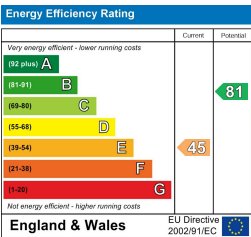
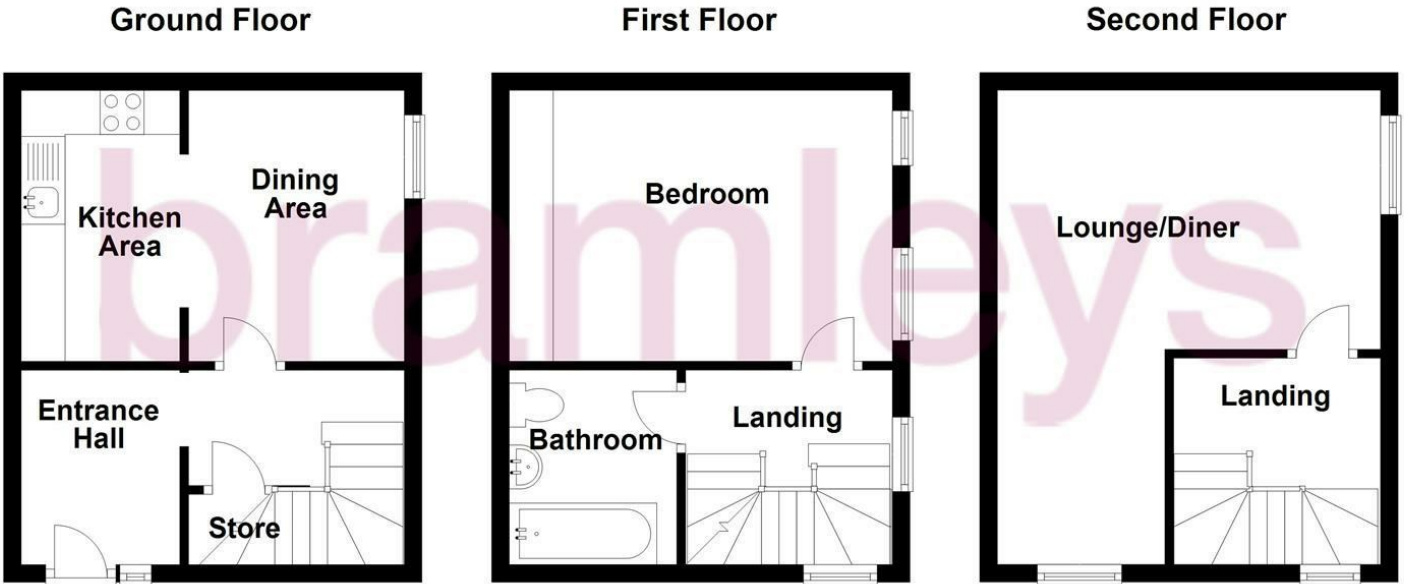
bramleys

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

Forming part of this Grade II listed former church building, is this unique 1 bedroom property which is located to the rear and has its own private entrance. Being offered to let on an unfurnished basis and has accommodation over three floors and comprises in brief:- entrance hall, dining kitchen, first floor landing, double bedroom, bathroom and second floor 'L' shaped lounge. Being situated on the outskirts of the town centre, convenient for amenities and the M62 motorway network. Bond £775.00

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 SMOKERS *****



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