



**Flat 1 Windsor Mews, 19
Wakefield Road, Hipperholme,**

£800

- CLOSE TO LOCAL AMENITIES
- GROUND FLOOR WC
- TWO DOUBLE BEDROOMS

- UPVC DOUBLE GLAZING
- MODERN KITCHEN WITH 4 RING HOB & OVEN
- PARKING

bramleys

Situated in the heart of Hipperholme village is this two bedrooomed duplex apartment. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising:- entrance hallway, ground floor WC, good sized lounge being open plan to the kitchen, first floor landing, two bedrooms and four piece Jack and Jill bathroom. Externally, there is a designated parking space in the covered car park beneath. The property is offered to let on an unfurnished basis. Bond £920.00

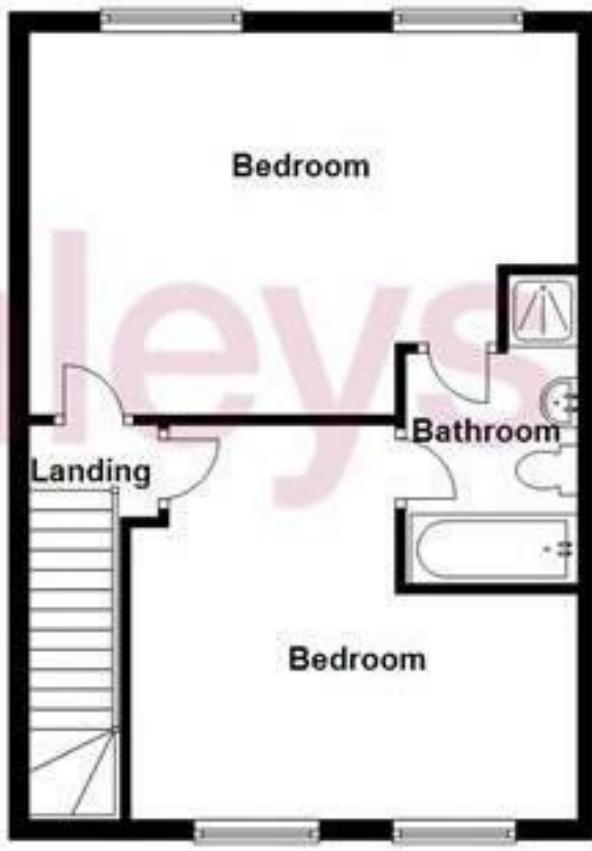
***** SORRY NO PETS OR SMOKERS *****

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

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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