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£700 Monthly











- Available mid January
- White goods included
- Own private entrance
- Electric heating
- Convenient location
- Neutral decor throughout
- Shower room with double shower
- Parking to the rear
- Un-furnished

Ref: PRB10529

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Viewing Instructions: Strictly By Appointment Only

General Description

Brambles are delighted to market this first floor studio flat available to rent on a long term basis, available mid January

Accommodation



LOUNGE AREA (10' 0" x 10' 0") or (3.05m x 3.04m)

Fitted grey carpet. Double glazed window overlooking rear of property. Skirting boards. Electric heater.

Kitchen (6' 7" x 3' 7") or (2.0m x 1.08m)

Laminate flooring. Stainless steel sink with mixer tap and drainer. Extractor fan. Electric hob and cooker. Range of matching wall and base units. Door leading to:

Bathroom

Shower cubicle with shower screen. Low level W.C. Wash hand basin with chrome mixer tap.

Services

Council Tax

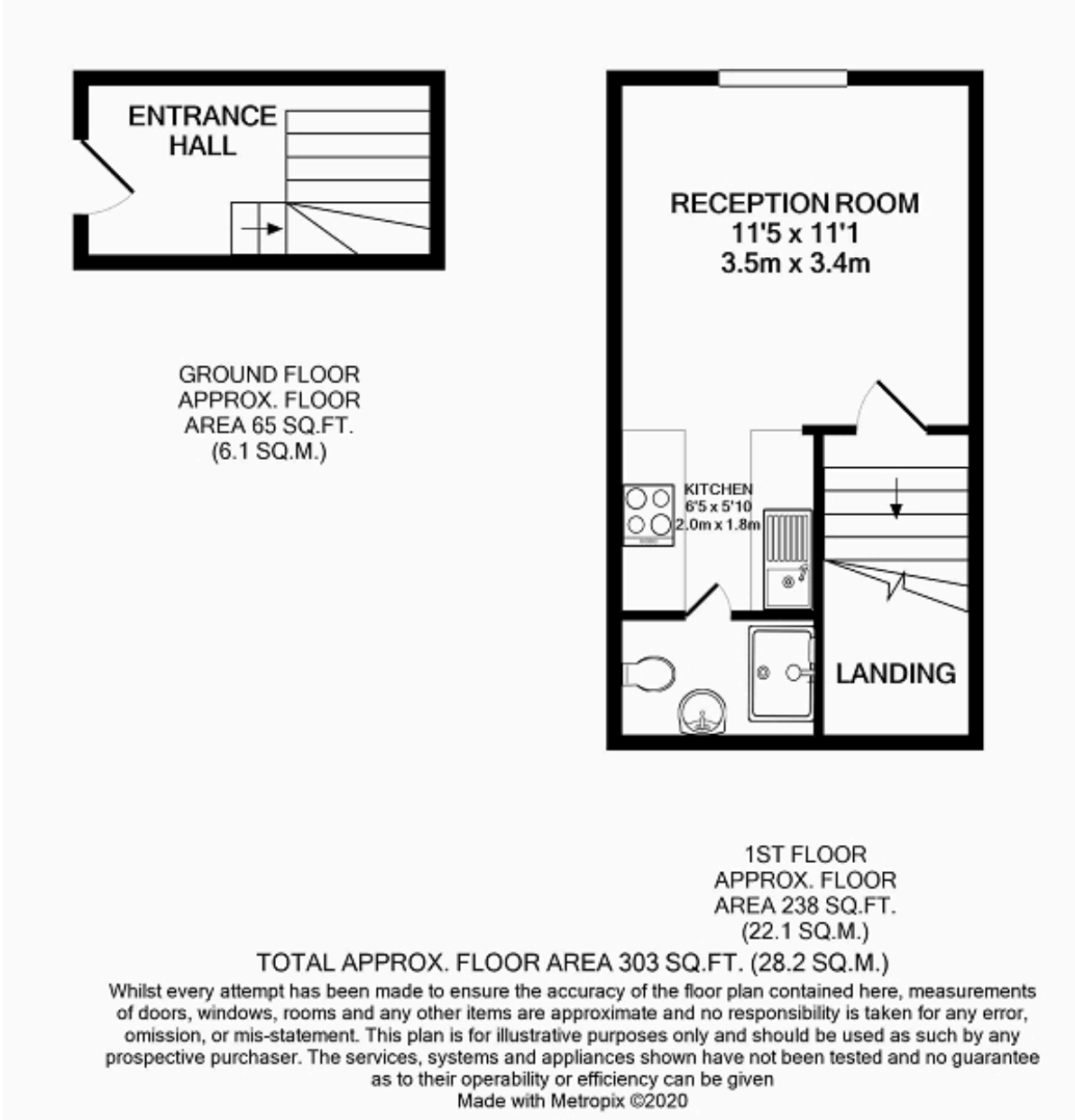
Band Not Specified











GROUND FLOOR
APPROX. FLOOR
AREA 65 SQ.FT.
(6.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 303 SQ.FT. (28.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.