





**A RECENTLY REFURBISHED two bedroom SPLIT LEVEL first and second floor maisonette in the city centre and within walking distance of the Thameslink railway station with the added benefit of its own GARDEN.**

**£1,400 per month**

To Let Unfurnished

12 Month tenancy

White Goods - Fridge, Freezer, Washing and Drying Machine

EPC Rating: C 80

Council Tax Band: C

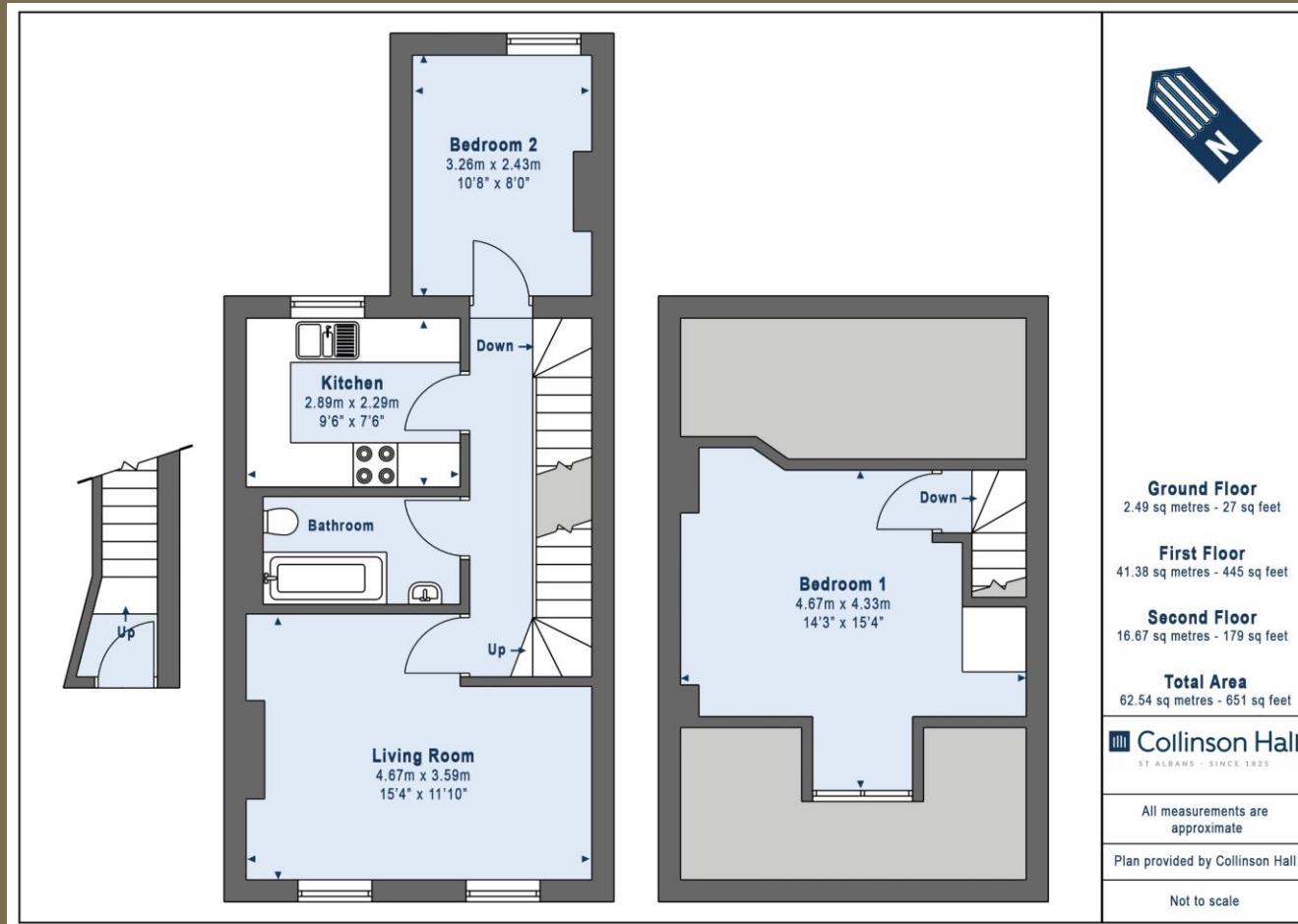
There is no parking with the property.

Viewings: By appointment only on the 6<sup>th</sup> of January between 1.30 pm and 3 pm.

Available: 29th January 2024







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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