







**A MODERN and CONTEMPORARY two bedroom SPLIT LEVEL apartment, beautifully presented and benefitting from UNDERGROUND PARKING, PRIVATE GARDEN, with SMART HOME technology system, and use of the beautifully landscaped GARDEN SQUARE. Situated within the AWARD-WINNING development of Gabriel Square, located close to the vibrant CITY CENTRE and only a short walk to the mainline railway station.**

**£2,750 per month**

To Let Unfurnished

Available from 13th January 2025

EPC Rating B (84)

Council Tax Band: E

White Goods: Fridge/ Freezer, Washer Dryer, Dishwasher, Oven & Hob.

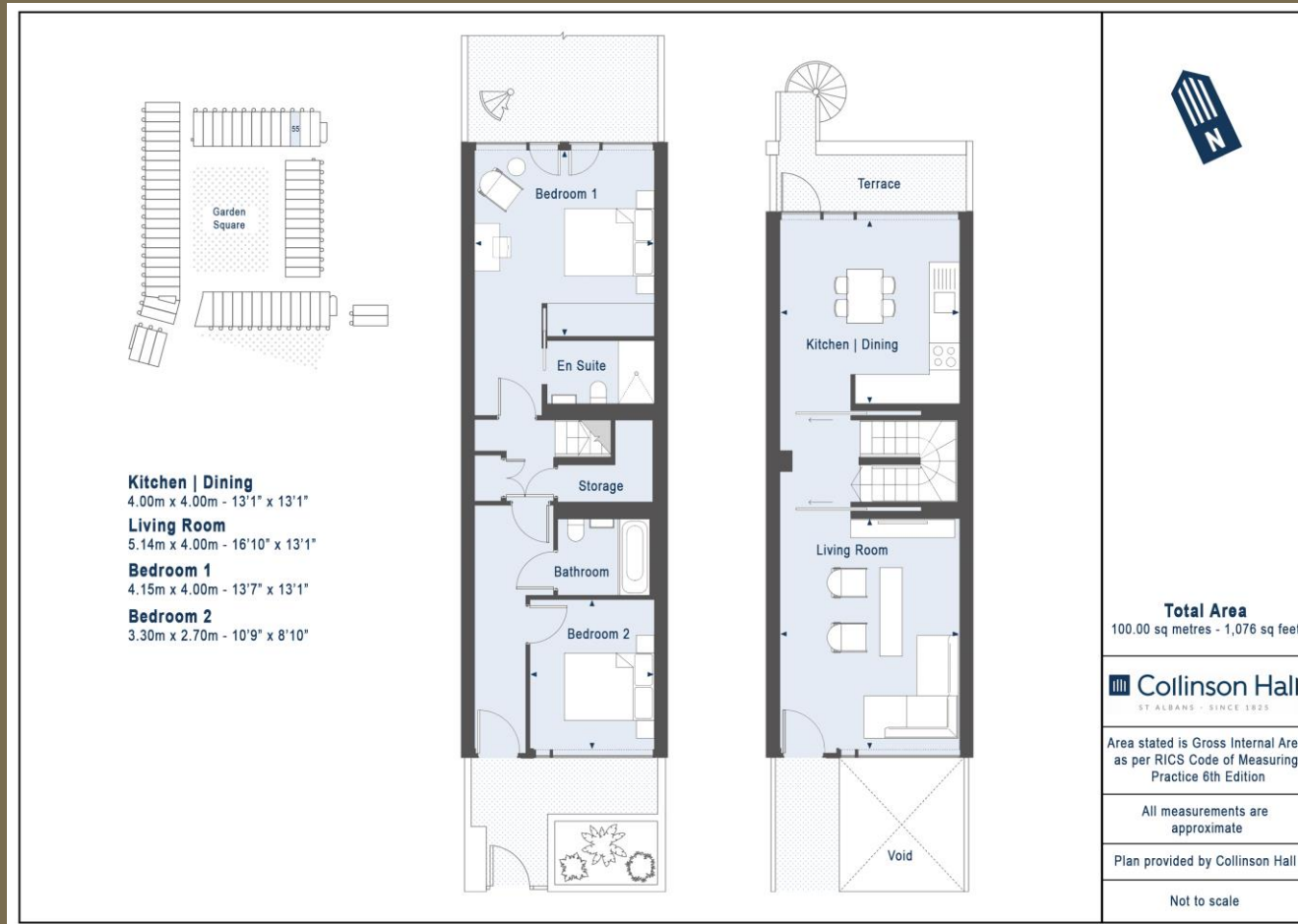
Parking: One allocated underground parking space

Viewings Saturday 7th December 12-1pm or Thursday 5th December 11-12 by appointment









**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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