





**A MODERN and good sized STUDIO, offered with MODERN fittings throughout, is positioned in a DESIRABLE LOCATION near excellent junior and secondary schools, as well as local amenities.**

**£1,150 per month**

A well-presented ground floor studio apartment offering thoughtfully arranged and easy-to-maintain accommodation. The property features a bright and spacious studio room with a charming bay window that allows for excellent natural light, creating a comfortable living and sleeping area with space for dining or a small workspace if required. Positioned just off the main room is a compact, well-planned kitchen, fitted to provide practical storage and workspace while remaining neatly separated from the living area. To the rear, there is a separate shower room comprising a shower enclosure, wash basin and WC.

To Let Unfurnished

Council tax: A

EPC rating: D (58)

White Goods: Oven/ Induction Hob, Fridge and Washing Machine

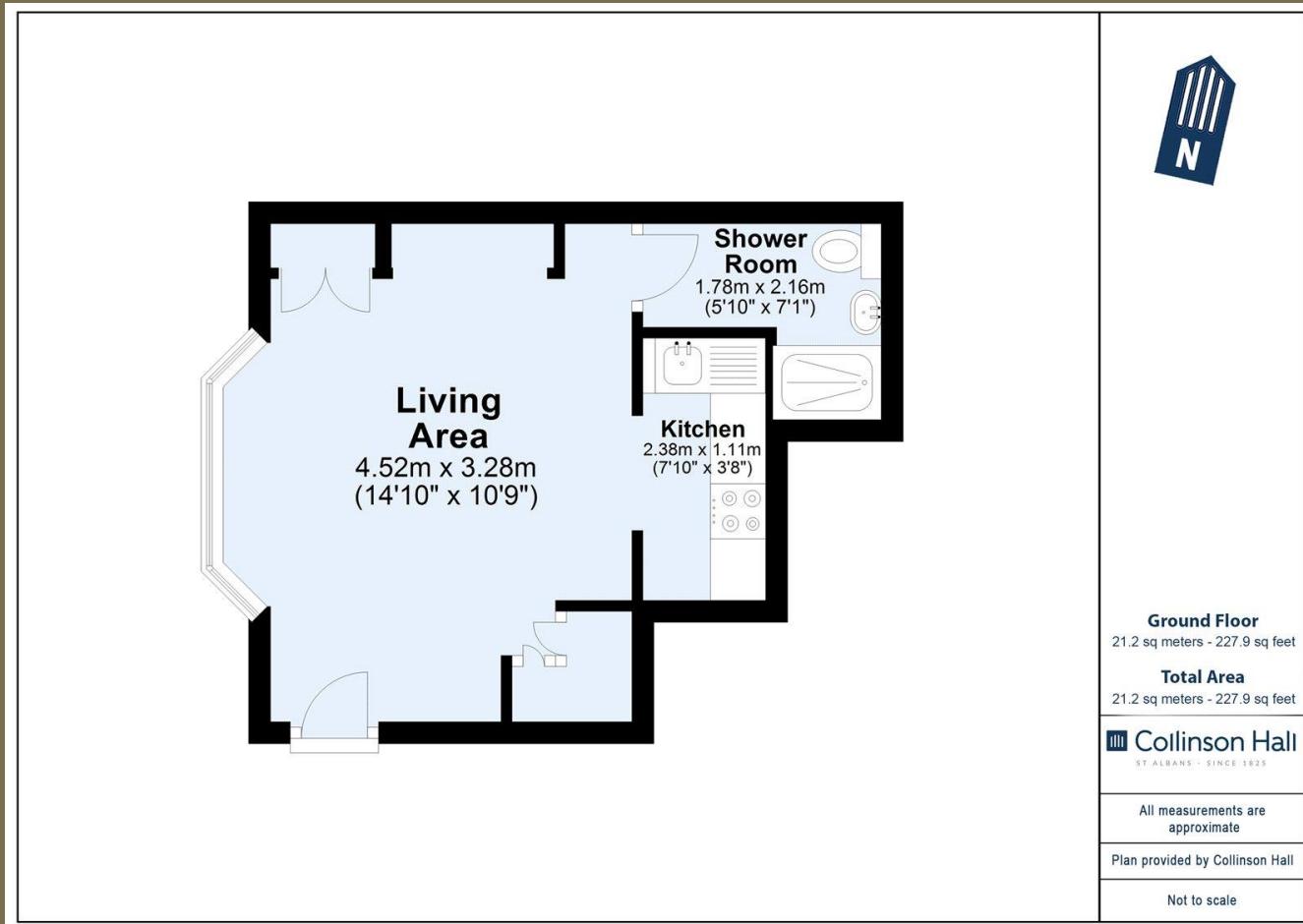
Available from 28th March 2026

Tenancy Term : 12 Months

Viewings: Saturday 21st between 1.15-2.15pm and Tuesday 24th between 12-1pm - by appointment only.







#### 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.