





A light, bright and BEAUTIFULLY PRESENTED home offering quite exceptional accommodation, located minutes from the railway station and Clarence Park, and an **EASY WALK** from the CITY CENTRE.

£1,750 per month

To Let Unfurnished

12 Months Tenancy

EPC rating C

Council Tax Band: D

White Goods: Fridge/Freezer, Washing Machine, Tumble Dryer, Oven/ Hob and Dishwasher.

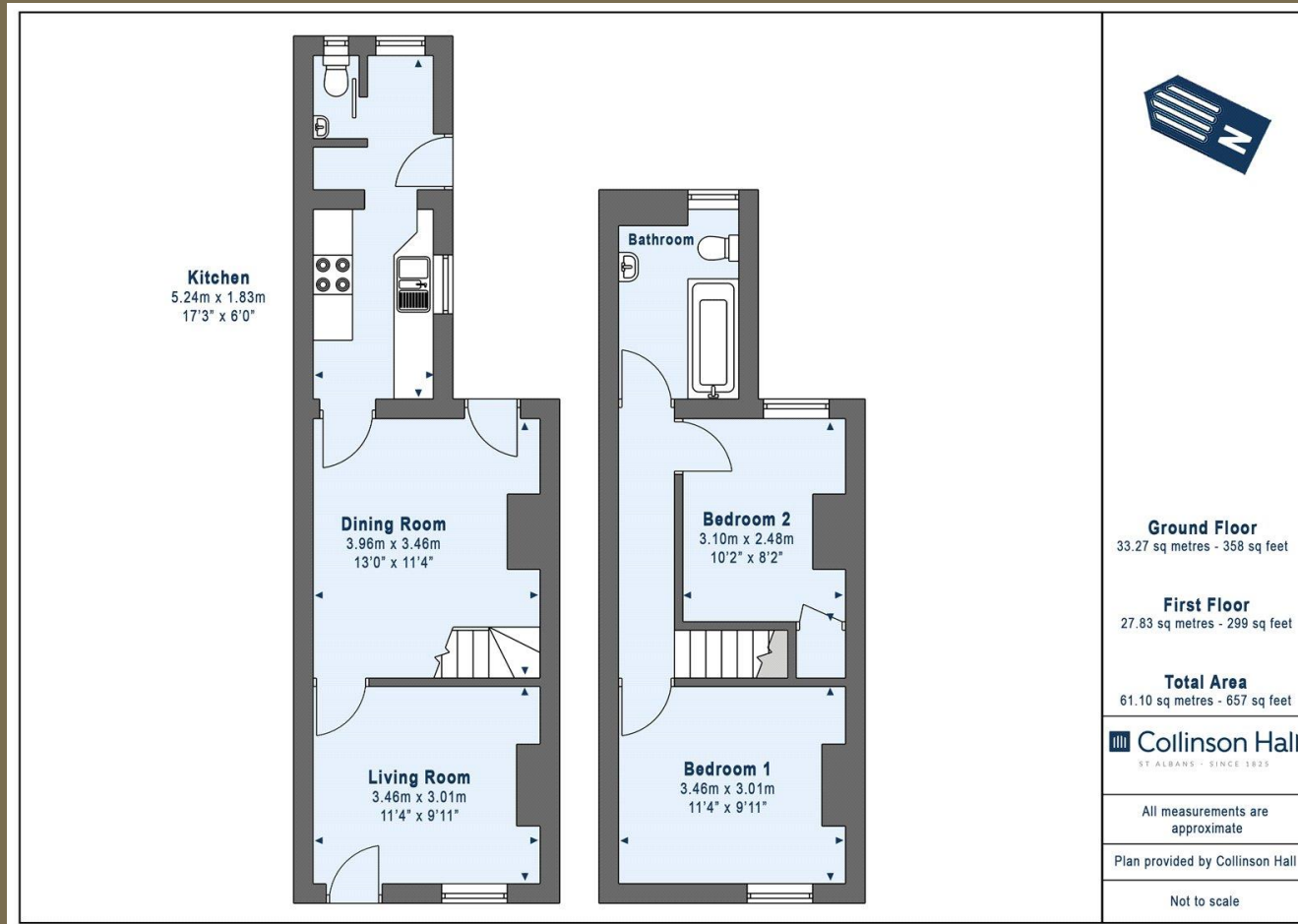
Parking: On Street Permit

Viewings: Saturday 2nd November between 3pm-4.30pm.

Available: 1st of December 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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