







**A MODERN ONE BEDROOM apartment, set in a prestigious development within a short walk of the mainline railway station and the city centre. Further benefits include an ON-SITE GYM and private UNDERGROUND PARKING.**

**£1,300 per month**

To Let unfurnished

White goods: Oven, Hob, Fridge/Freezer,  
Washing Machine

Tenancy: 12 Months Minimum

Council tax band: C

EPC Rating: B

Parking: allocated underground parking

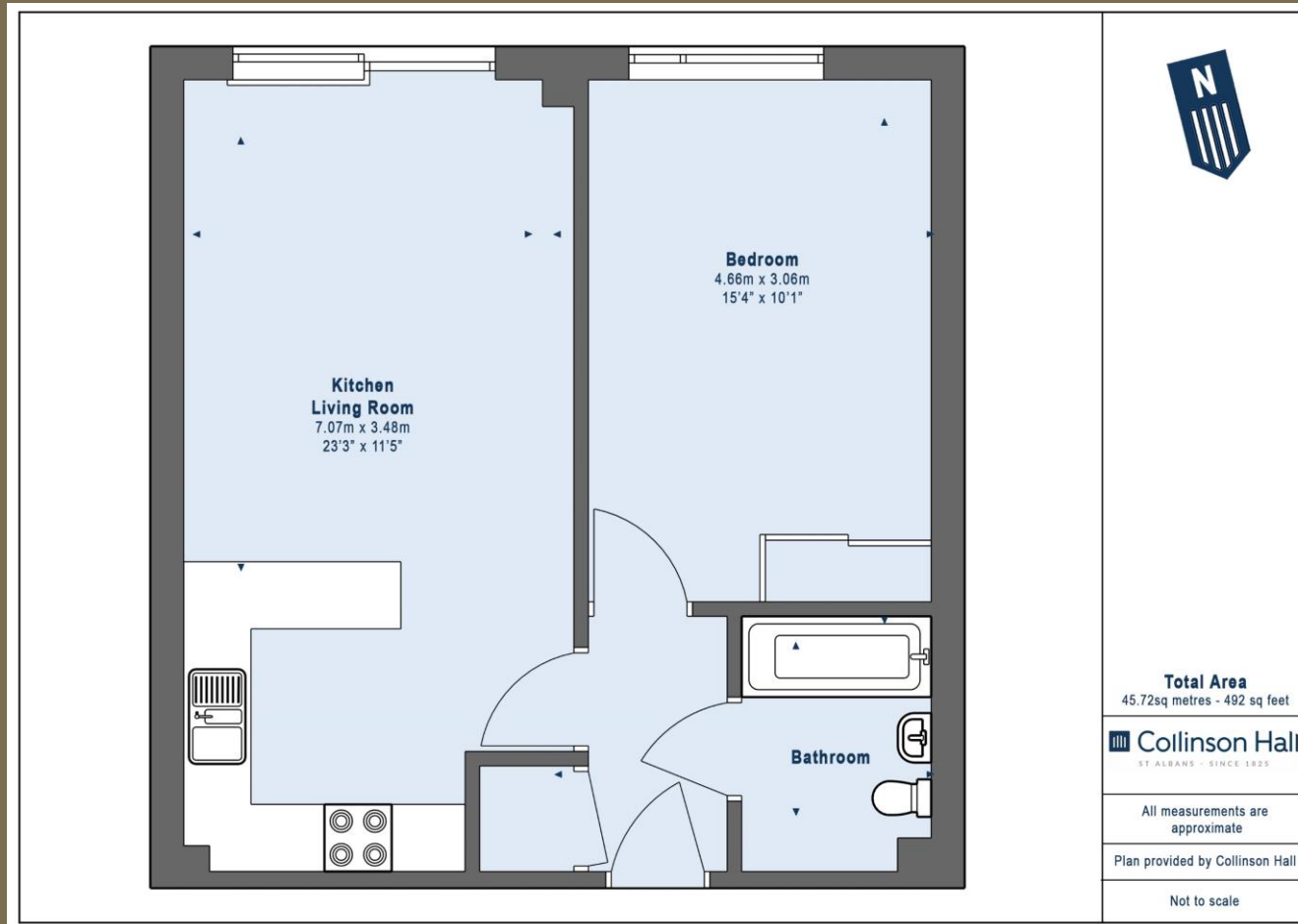
Open day Saturday 28th January between 1.45-  
3.45pm by appointment only.

Available: 18th February 2023









**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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