



Containing a mixture of good-sized double rooms, decorated in lovely white, cream and light brown colours, sumptuous cream carpets and grey laminate tile flooring. Furnished with a double bed, high standard mattress, and mattress protector for extreme comfort. Many of the rooms include blackout blinds, and a bedside cabinet, a chest of drawers, a wardrobe, and an armchair.

Kitchen/ diner – An average sized kitchen with grey laminate tile flooring, smooth matte-coloured walls, and accent white tiles above the countertop. Includes: an oven, a microwave, a kettle, a fridge, a freezer, laundry facilities, kitchen table and comfortable seating arrangements with a communal TV and lots of cooking equipment such as: pots, pans, cutlery, and utensils.

Bathrooms- With 1 communal bathroom area, decorated for premium satisfaction, includes a bathtub, a walk-in shower, a toilet, and a sink.

The property includes a smaller room also consisting of a toilet, and a sink

Hallways – All hallways' downstairs are fitted with grey laminate tile flooring, cream matte walls and garnished painted with a lovely accent following the pathing upstairs. The stairs are fitted with the same carpets as all of the bedrooms.

The property is fully centrally heated, double-glazed throughout and sound proofed to ensure your space – stays your space. All rooms have their own keys, and fire doors to ensure maximum safety. The rear of the property has a low maintenance area for smoking outside and bike storage with secure access from the rear.

All utilities and high-speed Wi-Fi are included in the rent price and the shared areas of the house are cleaned to a high standard on a fortnightly basis.

! Inclusive bills are subjects to a fair use policy !

* Corporate bookings welcome

* Security Bond will be taken - ask for details

*Property is rated EPC 'C'

*ZERO DEPOSIT - is subject to a minimum 6-month term assured shorthold tenancy and your individual circumstances. This is an insurance-based product via REPOSIT, charged at one weeks rent with and small annual renewal fee, all subject to terms and conditions. Please ask for further information. Should you not be eligible, we still offer a traditional protected deposit via MyDeposits which is usually calculated at five weeks rent.

**HOLDING DEPOSIT - is calculated at one weeks rent to secure a room/property to start an application to rent, all subject to terms and conditions. Please ask for further information.

To book a viewing, call the office or send us a message.

Deposit: £475



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

