



Affitto Estate Agents are proud to offer to the market this SPACIOUS FULLY FURNISHED ONE BEDROOM TOP FLOOR FLAT which is ready to view and move into immediately.

The property benefits from top floor living in spacious living areas, the property has a large double bedroom, a large lounge and separate kitchen.

The bathroom is of a good size and comprises of a walk in shower.

The property is fully furnished.

The property is located in a popular residential area with all transport links and amenities within a stones throw away.

Contact us now to view!

LARN2003011

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	39 43	38 41	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)