



Affitto Estate Agents present to the market this fantastic first-floor, ONE BEDROOM apartment, ideally located in the popular area of Hamilton! This well-presented home is within easy reach of local amenities, offering both comfort and convenience.

Inside, you'll find a bright and spacious open-plan kitchen and living area, a well-sized double bedroom, and a modern family bathroom. Additional benefits include double glazing, gas central heating, and a secure door entry system for peace of mind.

Outside, the property comes with an allocated parking space.

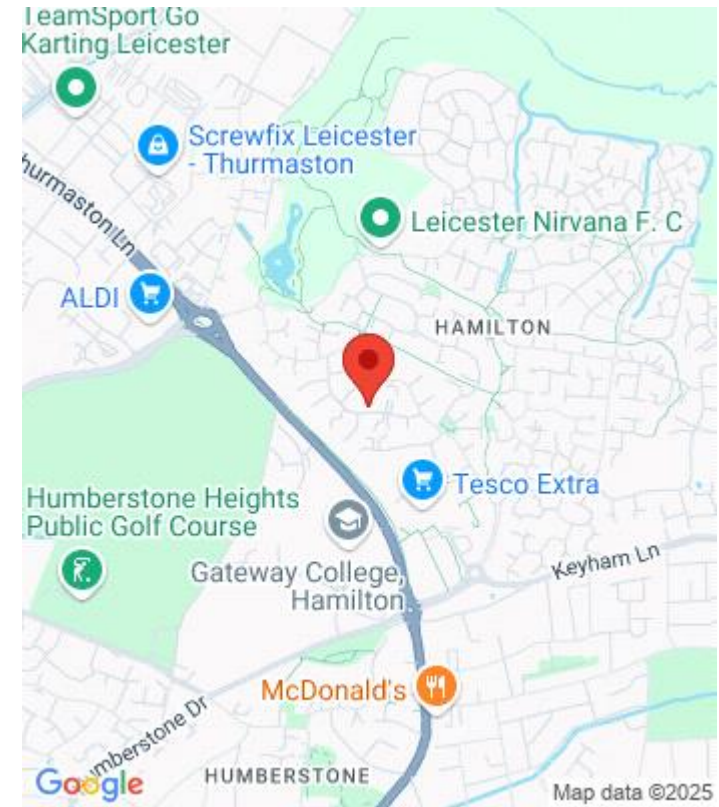
Available immediately – CONTACT US TODAY to arrange a viewing!


Deposit: £795

Holding Deposit: £183.46



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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.