



**LEWIS  
WADSWORTH**  
THE WISE MOVE

**Flat 10 The Grain Warehouse, Victoria Quays S2 5SY  
£695 PCM**



## Flat 10 The Grain Warehouse, Victoria Quays S2 5SY

Flexible on Furnishings. Luxury two bedroom apartment conveniently situated for access to the MOTORWAY NETWORK, walking distance to the CITY CENTRE & the Hilton Hotel Health Club within the Victoria Quays' complex. Hallway with entry system, open plan living /dining room with access to well fitted kitchen including washer/dryer, fridge, oven/hob. Two good size bedrooms, bathroom with over bath shower. Off road parking space. CENTRAL HEATING/ HOT WATER INCLUDED WITHIN THE RENT. Viewing highly recommended. Energy Rating C. Available from the 25/01/2021 EPC Rating. 77C.

DUE TO COVID 19 RESTRICTIONS THERE WILL BE NO VIEWINGS UNTIL AFTER 25/01/2021

Important: Credit checks and references will be carried out on applicants 18 and over. If a guarantor is required, credit checks and references will also be carried out.  
A deposit of 5 weeks is required and will be £801 which will be protected.  
NALS client money protection scheme: Licence No:A464







| Energy Efficiency Rating  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs                     |         |                            |
| (92 plus) A   | 77      | 78                         |
| (81-91) B   |         |                            |
| (69-80) C   |         |                            |
| (55-68) D   |         |                            |
| (39-54) E   |         |                            |
| (21-38) F   |         |                            |
| (1-20) G  |         |                            |
| Not energy efficient - higher running costs                     |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A   | 80      | 80                         |
| (81-91) B   |         |                            |
| (69-80) C   |         |                            |
| (55-68) D   |         |                            |
| (39-54) E   |         |                            |
| (21-38) F   |         |                            |
| (1-20) G  |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |