



4 Willow Court Rackvernal

£825 PCM

- Two Bedrooms
- Town centre Location
- Shower Room
- Parking

A two bedroom First floor apartment, situated within walking distance from the high street.

The Property benefits from TWO bedrooms, One Double and one small single.
Living room, a kitchen with fitted APPLIANCES.

Shower Room.

Allocated parking. Walking Distance to the town centre.

Bus stops close by offering routes to both Bath (approx. 11 Miles) and Bristol. (approx. 15 Miles)

Gas central heating and double glazing. Banes Band B



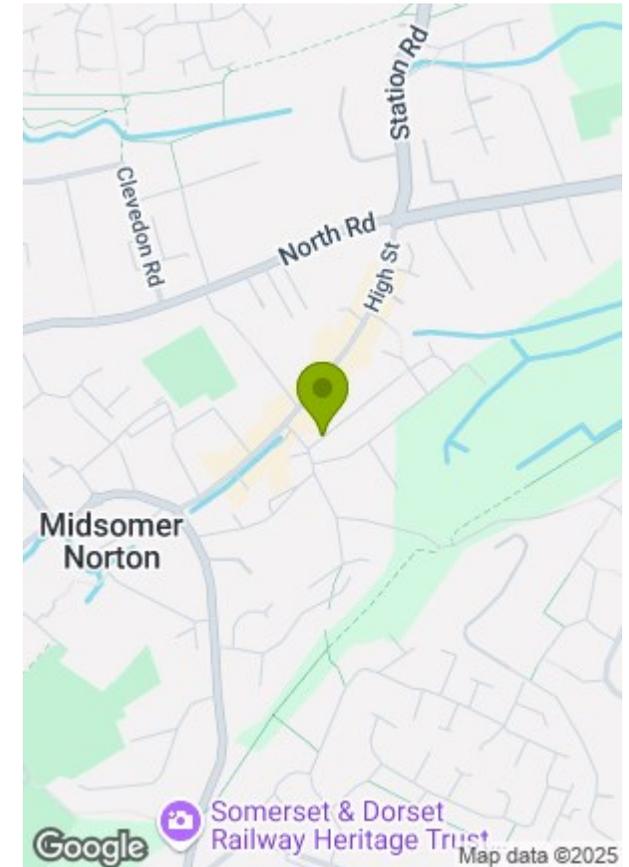




TOTAL AREA: APPROX. 42.7 SQ. METRES (459.9 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.

Plan provided using PlanIt



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.