



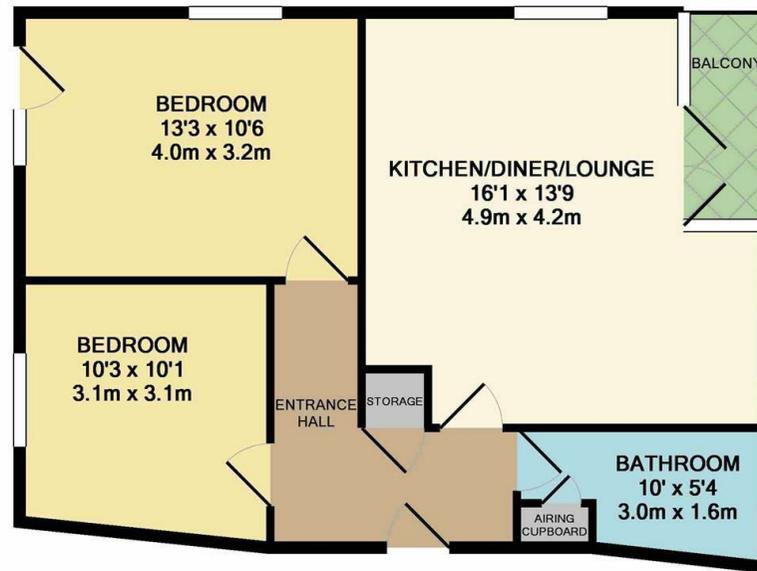
Braggowens Ley, Newhall, CM17 9FL
£1,550 Per Month

2 1 1 C

A set of icons representing the property's features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living area, and a lightbulb icon for central heating (C).

Braggowens Ley, Newhall, CM17 9FL

This ground floor two bedroom apartment is located with views overlooking playing fields. The property comprises an entrance hall leading to an open-plan lounge/diner/kitchen with a range of fitted wall & base level units and white goods, two bedrooms and a family bathroom with a white three piece-suite. Other benefits include a balcony, secure door entry phone system and allocated parking. Available MID MARCH on a part furnished basis. Braggowens Ley is located within the popular Newhall development and is just a short walk to local shops and schools.



RJ/BL
TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	80	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
	84	84
England & Wales	EU Directive 2002/91/EC	

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.

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