



**£700 PCM**

Situated in a quiet spot close to Thackley Village.

A charming ground floor apartment on Leeds Road offers a delightful living experience. With one well-proportioned bedroom, this property is perfect for individuals or couples seeking a peaceful retreat.

The apartment features a comfortable reception room, providing an inviting space for relaxation. The layout is thoughtfully designed across two floors, allowing for a sense of spaciousness while maintaining a cosy atmosphere.

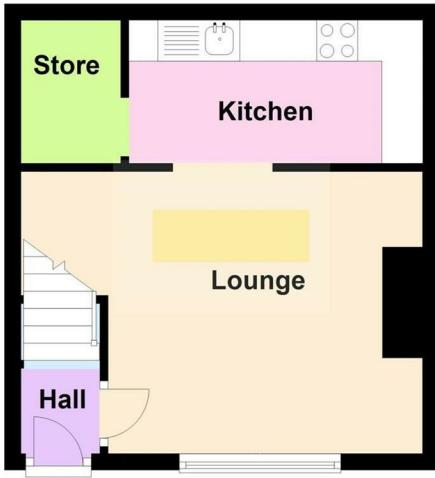
Situated in a quiet location, residents can enjoy the serenity of suburban life while still being conveniently close to local amenities and transport links. This property presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a desirable area.

Partly furnished.

Ask us about....



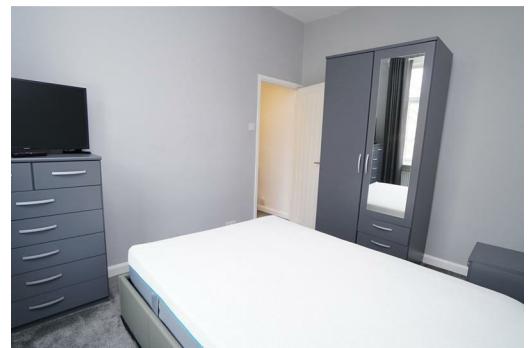
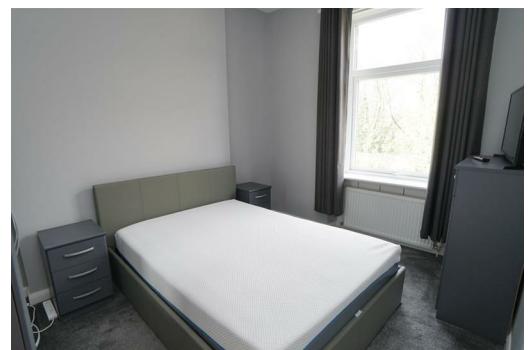
## Ground Floor



## First Floor



Please note this is a guide only and should not be relied upon for accurate measurements.  
Plan produced using PlanUp.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			