





**Mather Marshall are pleased to offer for rent this two bedroom first floor apartment in a superb Old Town location just a short walk to the train station.**

**Offered fully furnished with integrated appliances. Benefiting from a master bedroom with fully tiled double Ensuite shower room and lounge overlooking landscaped yard area. Security entry system and allocated parking.**

**The property is available from the late January, call today to book your appointment.**

**Call today for your viewing, 01438 364445**

**Tenant set up Fee: £100.00 plus VAT per person and guarantor, check in fee £112.50 and check out fee £120.00  
Deposit: £975.00**

**EPC Rating: B**



### Bedroom Two

Good sized double bedroom with fitted wardrobe.



### Ensuite

Double shower , wash hand basin, low level wc.

### Kitchen

Modern fitted kitchen with appliances.

### Bathroom

Three piece white bathroom suite.



### Bedroom One

Spacious bedroom with fitted wardrobes.

### Lounge (Reception)

Large spacious room with archway to kitchen.



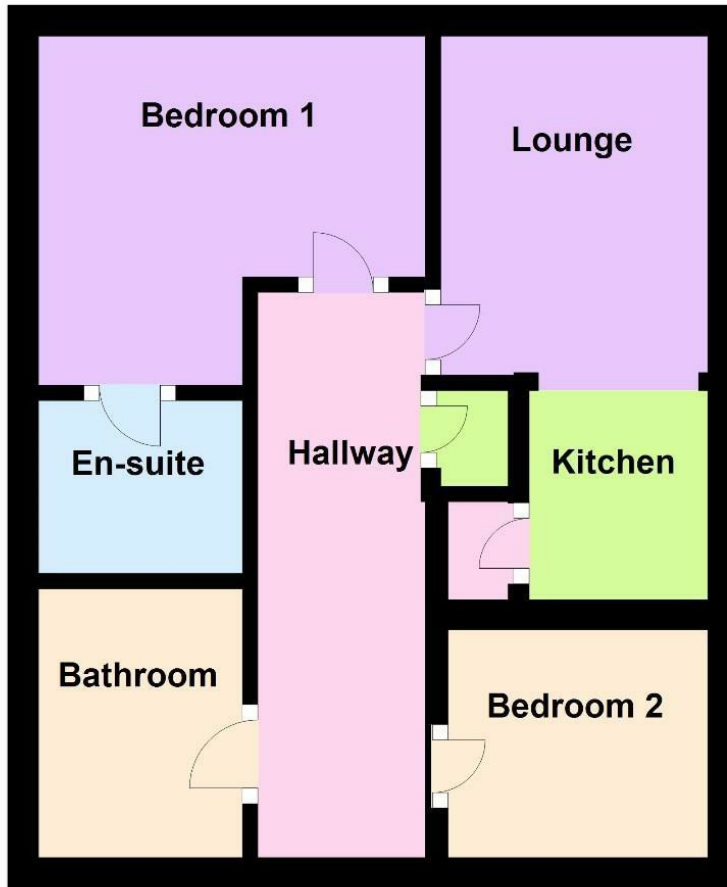






## Ground Floor

Approx. 21.3 sq. metres (229.0 sq. feet)



Total area: approx. 21.3 sq. metres (229.0 sq. feet)

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	85	86
EU Directive 2002/91/EC		

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		
England & Wales	84	86
EU Directive 2002/91/EC		