

## Town Outskirts – Garden Lane

Light, modern and airy and very spacious top floor two bedroom flat (newly refurbished 12 months ago) situated on the outskirts of town.

The flat consists of:

Entrance hall with fitted beige carpet

Large lounge with fitted beige carpet

Fully fitted kitchen with all electrical appliances

Double bedroom with storage cupboard (including washer/dryer) and beige fitted carpet

Single bedroom with beige fitted carpet

House bathroom with bath, shower attached with glass screen

Energy saving electric radiators throughout

Double glazed

REGISTERED FOR A MAX OF TWO ADULTS AND ONE CHILD UNDER 18 YEARS OF AGE

Not suitable for pets or smokers

Rental inclusive of water rates and parish rates

Available from mid July 2025

**Price £1,700 pcm Registered | To Let**



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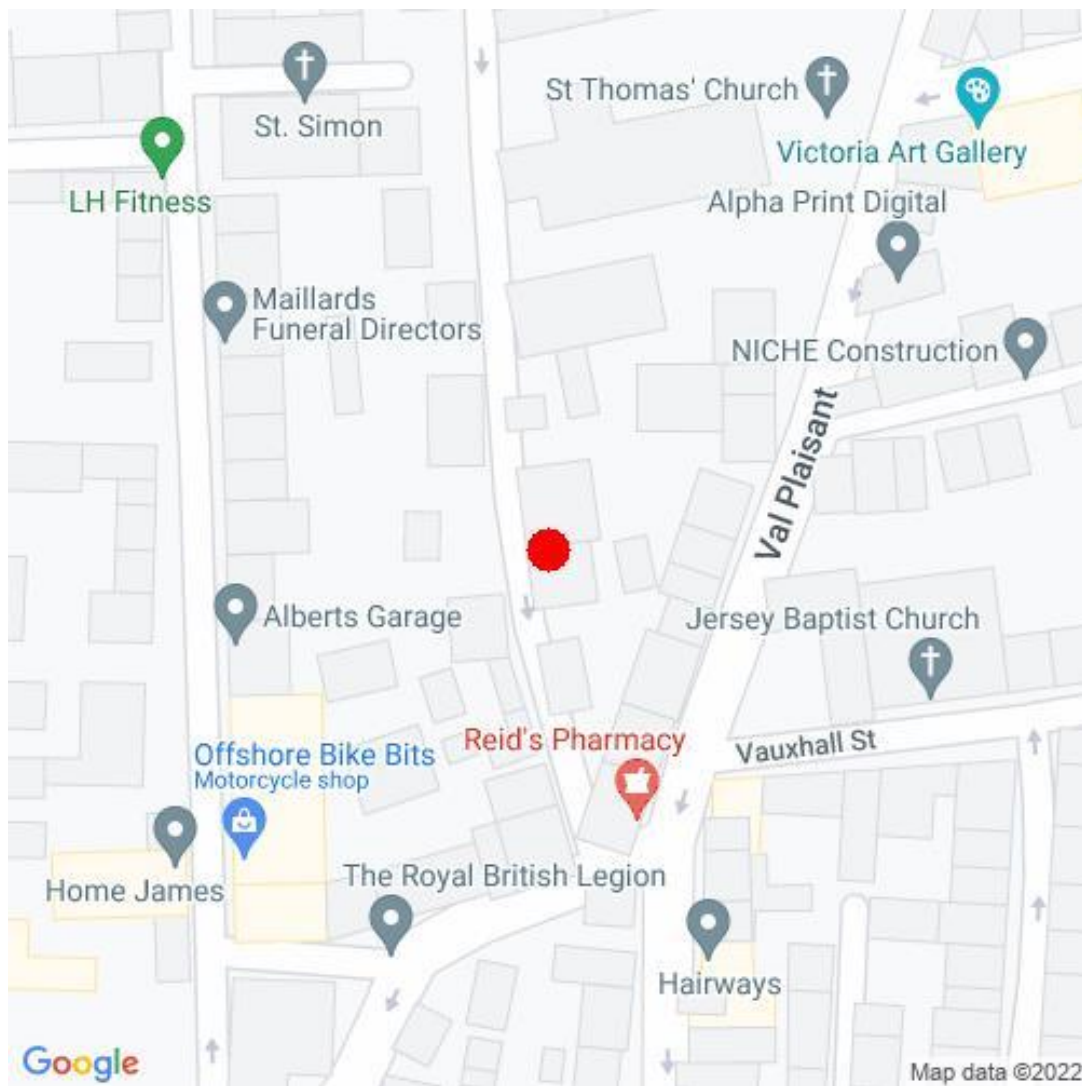
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## SERVICES

Electric Supply Type: Mains Supply,  
Gas Supply Type: None, Water Supply  
Type: Mains Supply, Sewerage Supply  
Type: None, Telephone Supply Type:  
None, Broadband Supply Type: None

## DIRECTIONS

### ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

### VIEWING STRICTLY THROUGH KEYS PROPERTY MANAGEMENT

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 or 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.