



Price £785 pcm

EXTRA LARGE DOUBLE BEDROOM WITH AN EXCLUSIVE USE OF BATHROOM AND WIFI IN A SHARED HOUSE. REFURBISHED TO HIGH STANDARD. ALL BILLS INCLUDED.

Available 13.10.2022

## Description:

Quiet Cul De Sac. Parking Available. Cleaning of communal areas and gardening included.



- Only a 1 mile walk from the railway station (trains going to London, Birmingham and Manchester). Few minutes' walk to the local shops, pub and other amenities
- Your room comes fully furnished with an internet socket. Making you more comfortable at all times.
- Beautifully modelled, practically designed and comfortable to live in. Our aim is to make your life less stressful.
- High standard living is running through every space, including the communal areas. The house has got practical storage in the communal kitchen, full access to every facility and clever engineering for you to enjoy.
- Your space is practically furnished. Because we believe that space and beauty shouldn't come at the cost of practicality. A double bed, wardrobe, bedside table, chest of drawers are included in your room.
- Ensuite Bathroom to give you added comfort and privacy. Your room has got a great size ensuite bathroom.
- On first appearance you will see a standard, well kept property, all pretty and clean. Inside you will experience a unique taste of fresh spaces, engineered for your lifestyle.
- Warm summer evenings = BBQs. No need to miss out when living in your new studio, because the garden will serve you well and we hope you will have few great evenings with your housemates.



**Letting information:**

Rent: £785.00

Deposit: £785.00

Holding deposit: £181.00 = One week's rent. This is to reserve a property.



Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

**Viewings:**

Strictly by appointment only.

**Agents' Disclaimer:**

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)' interests to check their working condition.



To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



- 1 Large Double Bedroom
- Exclusive Use Of Bathroom
- Refurbished To High Standard
- Fully Furnished
- Free Wifi
- Bills Included
- Shared Kitchen/Diner
- Shared Garden
- Parking Available
- Available 13.10.2022

