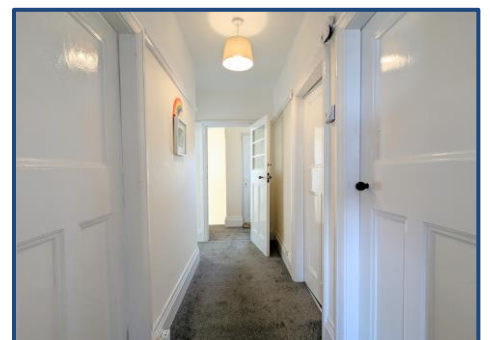


To Let - Rookery Road, Churchtown - Two Bedroom Garden Flat **£850.00PCM**



KEY FEATURES:

- First Floor Apartment • Private Roof Terrace • Garden & Driveway • Two Double Bedrooms • Churchtown Location • Great Local Amenities • Gas Centrally Heated • UPVC Double Glazed •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

Property Description

Anthony James are delighted to present this rare opportunity to rent a charming two-bedroom first-floor apartment, complete with a private terrace, garden, and driveway parking. Situated in a sought-after Churchtown location, the property is just a short stroll from the amenities of Hesketh Drive, including a post office, local shop, butcher, deli, and traditional pub.

A slightly longer walk takes you into the heart of Churchtown Village, where you'll find a wider selection of shops, restaurants, and the beautiful Botanical Gardens.

The apartment features its own private entrance with stairs leading to the first floor, where you'll find a welcoming landing, a well-appointed kitchen, spacious lounge and dining area, bathroom, and two generously sized double bedrooms.

Additional highlights include gas central heating and UPVC double glazing throughout.

The property is managed directly by the landlady and will be available from mid-October.

EPC Rating: C

Council Tax Band: A



Rooms

Stairwell

A private entrance leads into a welcoming hallway with handy understairs cupboard. Carpeted stairs lead to the first floor.

Landing

A first floor landing decorated neutrally with fitted carpets. Access leads through to all other rooms of the property

Lounge/Diner

A bright and airy lounge with decorative mantelpiece. The room is decorated neutrally with fitted carpets. Characterful touches such as picture rail & coving are also present.

Kitchen

A modern kitchen fitted with grey gloss base and wall units, laminate worktops, and a stainless steel sink. It features a low-level electric fan oven, integrated four-ring gas hob, and wall-mounted stainless steel extractor. There is space for a washing machine and freestanding fridge, with neutral décor, white tiled splashbacks, and vinyl tile-effect flooring.

Bathroom

A well presented bathroom suite comprising of handle flush WC, pedestal sink & full sized bath with glazed screen and thermostatic shower. The room is decorated neutrally with partially tiled walls & vinyl flooring.

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Bedroom One

A spacious double bedroom decorated neutrally with fitted carpets.

Bedroom Two

A handy secondary double bedroom decorated neutrally with fitted carpets. A feature fireplace is also present.

Balcony

A large balcony/roof terrace with gate leading down stairwell to a gated driveway area.



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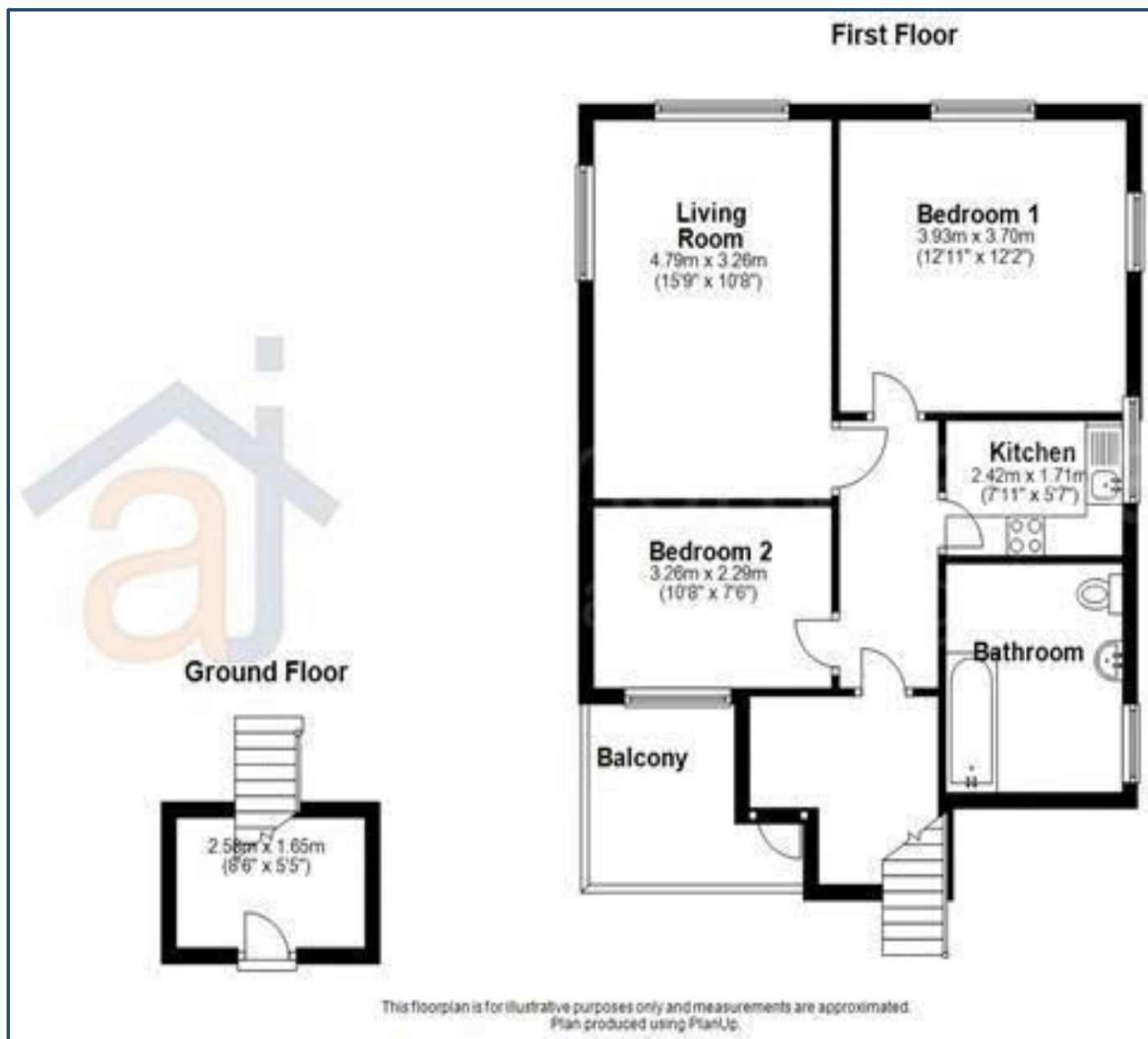
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Additional Information

EPC: C

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**

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