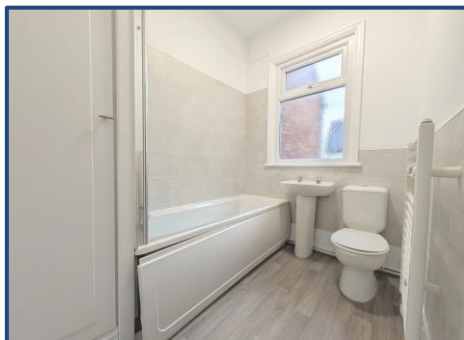


To Let - Roe Lane, Churchtown - 2 Bedroom Apartment **Monthly Rental Of £800**



KEY FEATURES:

- First Floor Apartment • Private Entrance • Two Bedrooms • Churchtown Location • Modern Bathroom & Kitchen • Close to Local Amenities • Gas Centrally Heated & UPVC Double Glazed • Available Immediately •

Sales

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E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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Property Description

Anthony James are delighted to present this first-floor, two-bedroom apartment to the rental market. The property benefits from its own private entrance and is ideally located on the ever-popular Roe Lane, just a stone's throw from the picturesque Churchtown Village and Botanical Gardens.

The area offers a wealth of amenities, including independent shops, cafés, and pubs, as well as excellent local transport links to surrounding areas.

Early viewings are highly recommended to fully appreciate this attractive home. The accommodation briefly comprises a stairwell leading to the first floor, landing, spacious lounge, kitchen, bathroom, utility room, and two well-proportioned bedrooms.

Further benefits include gas central heating and UPVC double glazing.

Available immediately (subject to referencing).

EPC Rating : D

Council Tax Band : A

Please note, the downstairs commercial business will be rented to offices.



Rooms

Stairwell

First Floor Landing

Lounge

A well presented lounge overlooking Roe Lane roundabout and is fitted with shelving to chimney alcoves with gas fire and fitted carpets.

Kitchen

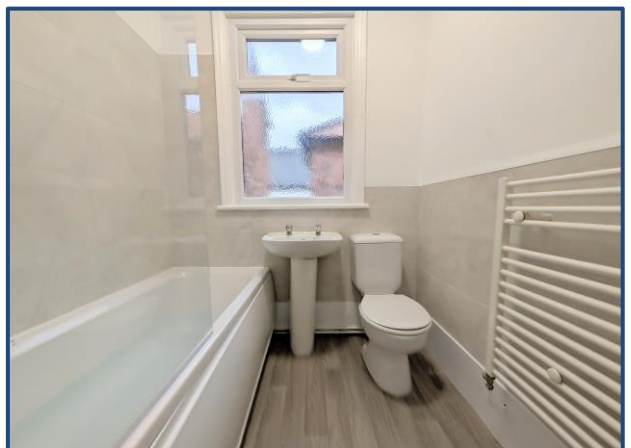
A modern matt black finish kitchen comprising base and eye level units with breakfast bar. The space will be fitted with an electric freestanding cooker whilst tenants will be provided with space to fit their own fridge. The room is decorated neutrally with vinyl flooring and tiles to counter areas.

Bathroom

A modern three piece bathroom suite comprising flush button WC, pedestal hand wash basin & full sized bath with electric shower over bath facilities and glazed screen. Additional benefits include wall mounted centrally heated towel rail and airing cupboard for storage. The room is decorated neutrally with tiles to wet areas and vinyl wood effect flooring.

Utility Room/Cupboard

A handy utility space providing space for a washing machine to be fitted. Please note, this room also includes the apartments boiler.



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Bedroom One

A double bedroom overlooking Mill Lane decorated neutrally with fitted carpets.

Bedroom Two

A secondary bedroom overlooking Mill Lane decorated neutrally with fitted carpets.



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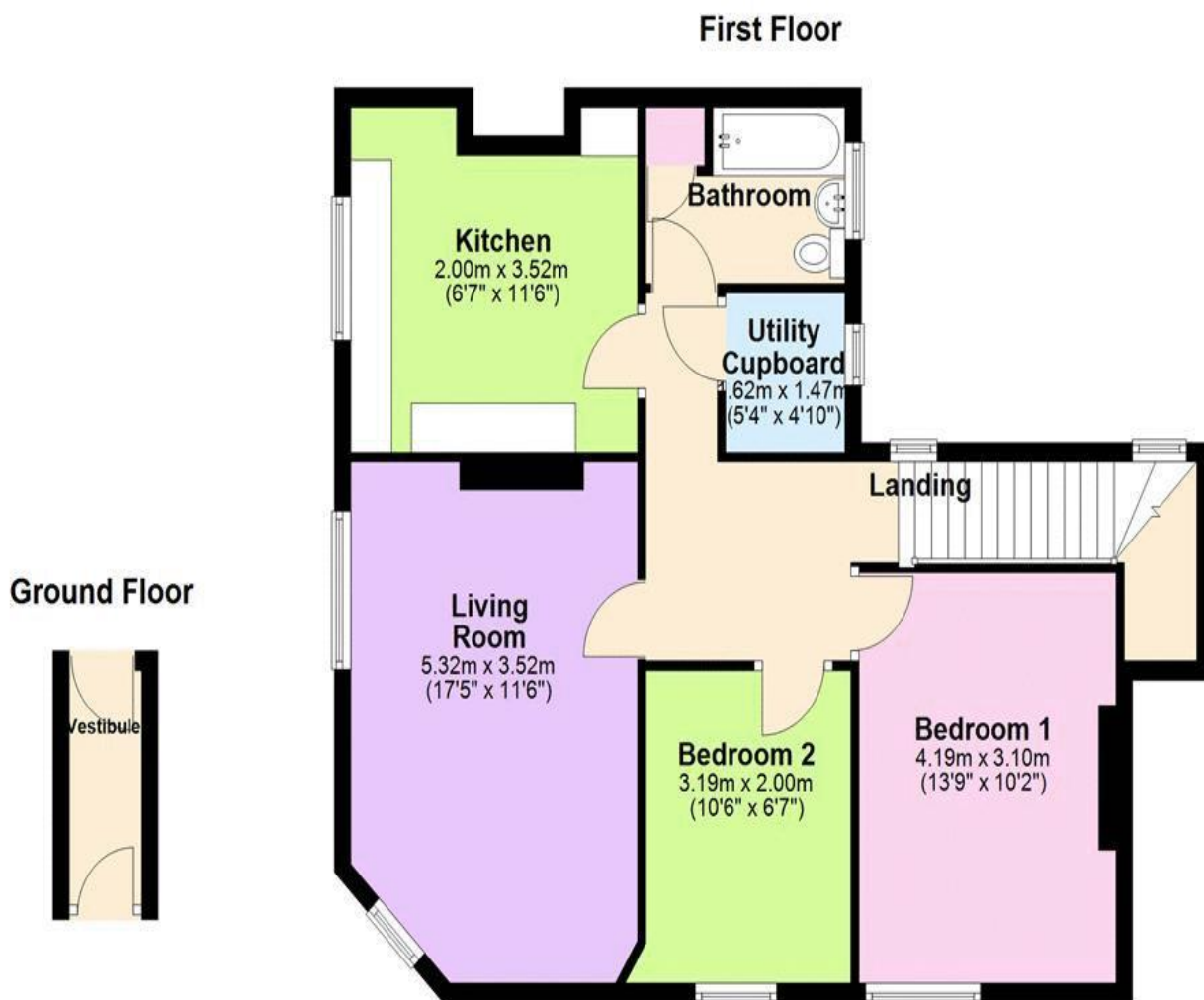
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"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

Additional Information

EPC: D

Council Tax Band: A

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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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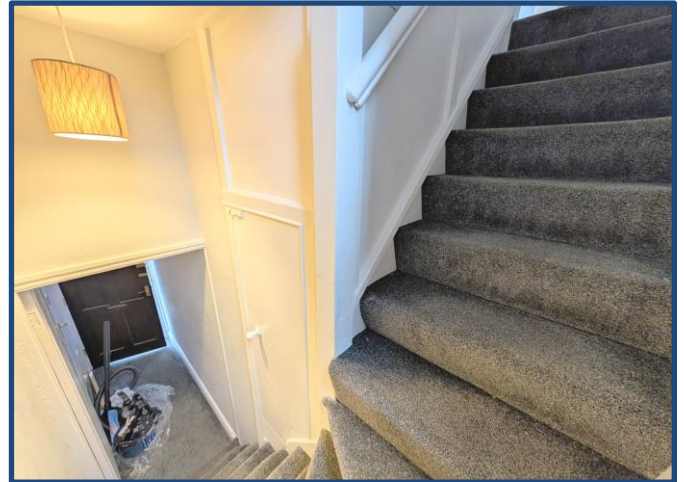
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