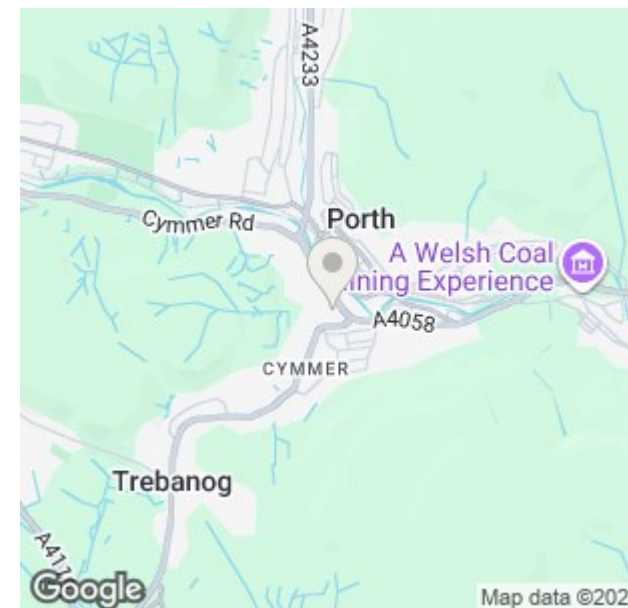


The Overview

Property Name:
Office Street, Porth

Price:
£650 Per Calendar Month

Qualifier:
Per Calendar Month



The Bullet Points

- Available Now
- Modern fitted kitchen
- Contemporary bathroom suite
- Electric heating
- One-bedroom apartment
- Open-plan living/dining area
- Double bedroom
- Neutral décor throughout
- Well-laid-out internal accommodation
- Part of a small residential block



Household Income to be considered for referencing: £19,500+

Flat 2 is a well-proportioned one-bedroom apartment in a small residential block. It offers clean, contemporary accommodation throughout. The property has neutral décor, providing a blank canvas for an incoming purchaser or tenant.

The accommodation comprises a brief entrance hallway giving access to all rooms. There is a spacious open-plan living and dining area with an adjoining kitchen. The double bedroom is well-sized. The modern bathroom has a white suite and a shower over the bath. The kitchen offers ample wall and base units with worktop space. This setup is ideal for everyday living.

The apartment benefits from good natural light. It has modern electric heating and low-maintenance flooring throughout the living areas. The bedroom accommodation is carpeted. This property offers a practical, efficient layout. It is ideal for single occupancy or a professional couple.

Additional Information

Household Income to be considered for referencing: £19,500+

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit

Local Area

The property is situated within an established residential area, offering a convenient balance of local amenities and surrounding green space. Nearby facilities include shops, services, and everyday conveniences, making this an accessible and practical location for a range of occupiers.

Transport Links

The area benefits from good transport links, with nearby roads providing access to

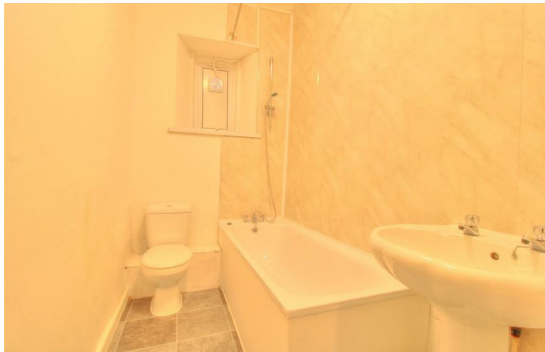
surrounding towns and city centres. Public transport options are also available locally, offering regular services suitable for commuting and day-to-day travel.

Education

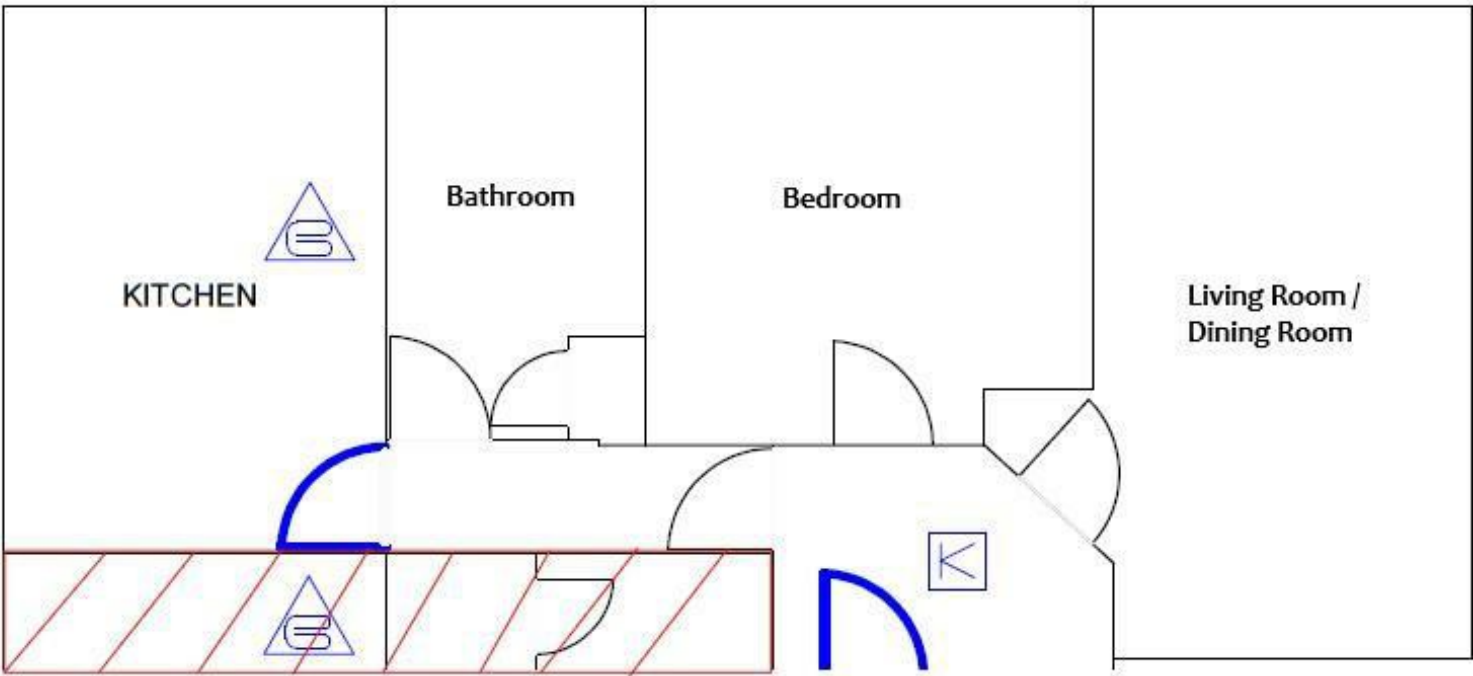
A selection of primary and secondary schools is available in the broader area, making the location suitable for a range of long-term living needs. Further education and training facilities are also accessible within a short commute.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



The Floorplan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

CONRAD ESTATE AGENTS