



Property Description

**** 4 BED STUDENT **** We are pleased to present this 4-bed student property for the academic year 2024/25. Bills inclusive option £125pp/pw. Reduced rent for July (T&C's apply). Deposit of £300 per person is required and **HOMEOWNER GUARANTORS REQUIRED FOR ALL APPLICANTS**. Property consists of ground floor entrance hall, W/C and open plan L-shape living/dining/kitchen. First floor offers two bedrooms and a shower room. The second floor offers two further bedrooms and a bathroom. To the rear of the property an enclosed garden with Indian sandstone tiles and X1 off road parking space to the front.

The deposit required is £1,200

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-) | A | | |
| (81-91) | B | | |