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Netherwood Chambers, 1A Manor Row, BD1



2



1



1



EPC C

£675 PCM

Furnished



Netherwood Chambers, 1A Manor Row, BD1

2 bedrooms
1 bathroom
1 reception room

£675 PCM

Available From: **Early November**
Security Deposit: **£778.00**
Holding Fee: **£155.00**
Council Tax Band: **A**

- Two Bedroom
- City Centre
- Furnished
- Seasonal Heating

Well-presented FURNISHED third floor apartment set within the heart of the city centre. The property briefly comprises; entrance hall, lounge open to kitchen, two bedrooms & bathroom. Seasonal HEATING IS INCLUDED with the rent. The heating operates from 1st December to the end of February and the building is set up with Virgin Media only.

THIRD FLOOR

Entrance Hall

With boiler cupboard off housing hot water cylinder.

Lounge

14'11" x 12' (4.55m x 3.66m)

With windows with secondary glazing to the front and side elevation and seasonal radiators. Furniture includes 2 double sofas with matching footstool, dining table and 2 chairs, side table with lamp, TV stand and large cabinet with drawers.

Kitchen

9'7" x 5'9" (2.92m x 1.75m)

Open from lounge, window to the side elevation, part tiled walls with cream/wood effect wall and base units and complementary work surfaces over. Stainless steel sink and drainer, integrated oven, hob and cooker hood over, freestanding washing machine and fridge.

Bedroom 1

19'5" x 8' (5.92m x 2.44m)

With window with secondary glazing to the front elevation and seasonal radiator. Furniture includes; double bed, bedside table, 2 chests of drawers, shelving unit and triple wardrobe with drawers.

Bedroom 2

9'3" x 9'8" (2.82m x 2.95m)

With window with secondary glazing to the front elevation and seasonal radiator. Furniture includes; single bed, bedside table and double wardrobe with drawers.

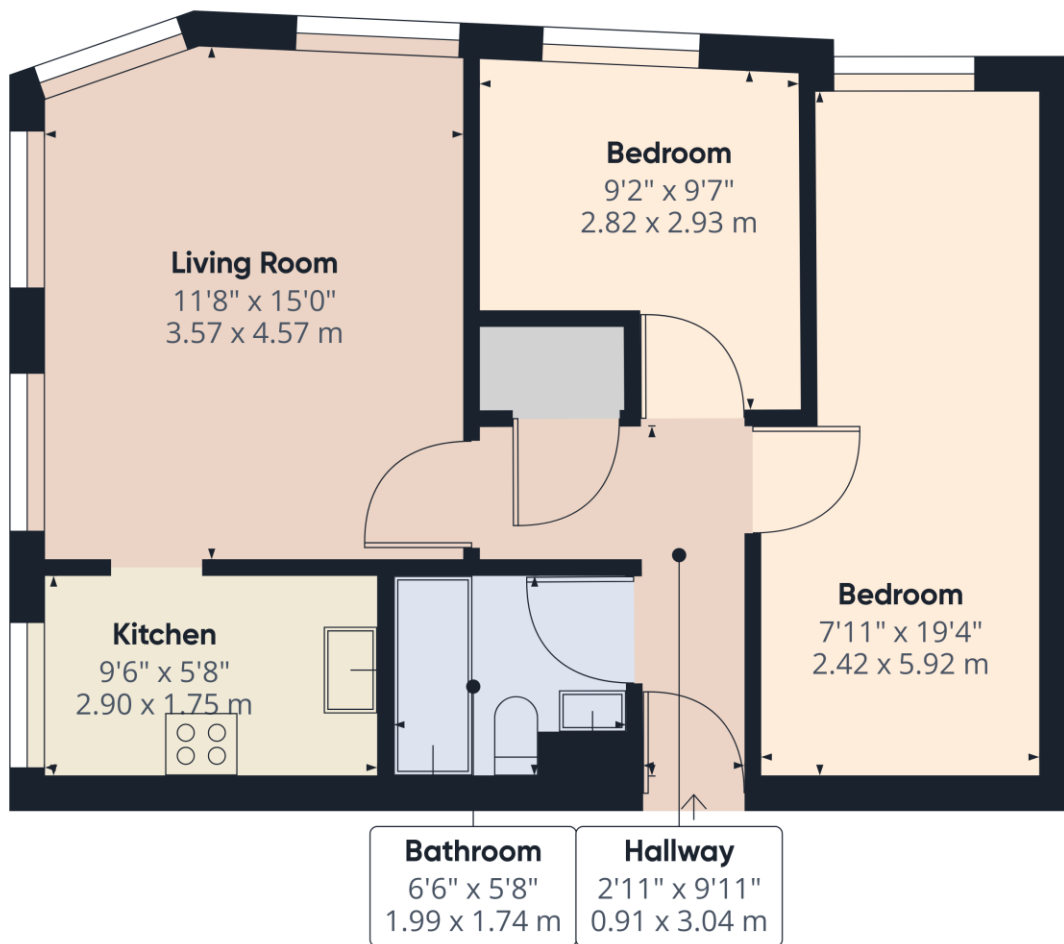
Bathroom

With part white tiled walls, seasonal radiator, three piece suite to include; white fitted bath with mixer tap and shower hose off, WC and pedestal wash hand basin.

DIRECTIONS - BD1

The entrance to Netherwood Chambers can be found on Manor Row, opposite the entrance to Forster Square Railway Station/Broadgate House.





Approximate total area⁽¹⁾
553.3 ft²
51.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

