



## High Street, Abertillery

### £650 pcm

\*\*\* Two Bedroom Apartment\*\*\*\*

Recently renovated first floor two bedroom apartment to rent in the heart of Abertillery, comprising of an open plan living room / kitchen, two bedrooms and modern bathroom.

To view please contact Smart Let Wales

Fitted Bathroom | Fitted Kitchen | Integrated Appliances | Newly refurbished |

**01495239686**

info@smartletwales.co.uk

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Council Tax Band: A (BGCBC)

Deposit: £650

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

#### Kitchen/lounge

w: 2.74m x l: 6.9m (w: 9' x l: 22' 8")

Smooth plastered ceiling and walls, newly fitted carpet in living room and vinyl in kitchen area, electric radiators, two UPVC double glazed windows.

Kitchen includes a range of wall and floor units with modern worktop, electric hob and oven, single bowl sink, undercounter fridge and freezer.

#### Bedroom 1

w: 2.01m x l: 3.74m (w: 6' 7" x l: 12' 3")

Smooth plastered ceiling and walls, newly fitted carpet, electric radiator, UPVC double glazed window to front.

#### Bathroom

w: 1.86m x l: 1.83m (w: 6' 1" x l: 6' )

Smooth plastered ceiling, tiled walls, vinyl flooring. Bathroom suite comprises of a shower cubicle with electric shower, washbasin in vanity unit, low level W.C

#### Bedroom 2

w: 3.31m x l: 3.33m (w: 10' 10" x l: 10' 11")

Smooth plastered ceiling and walls, newly fitted carpet, electric radiator, UPVC double glazed window to side.

#### Please note

PLEASE NOTE

No smokers, No pets

Affordability criteria for this property is £19,500 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

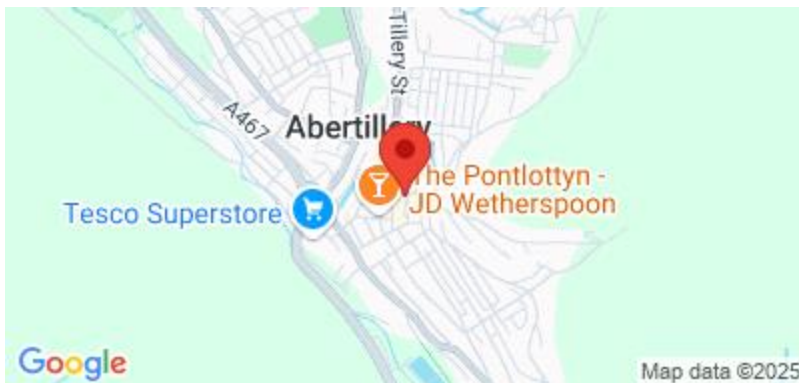
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £650

COUNCIL TAX BAND = A (BGCBC)

EPC band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.