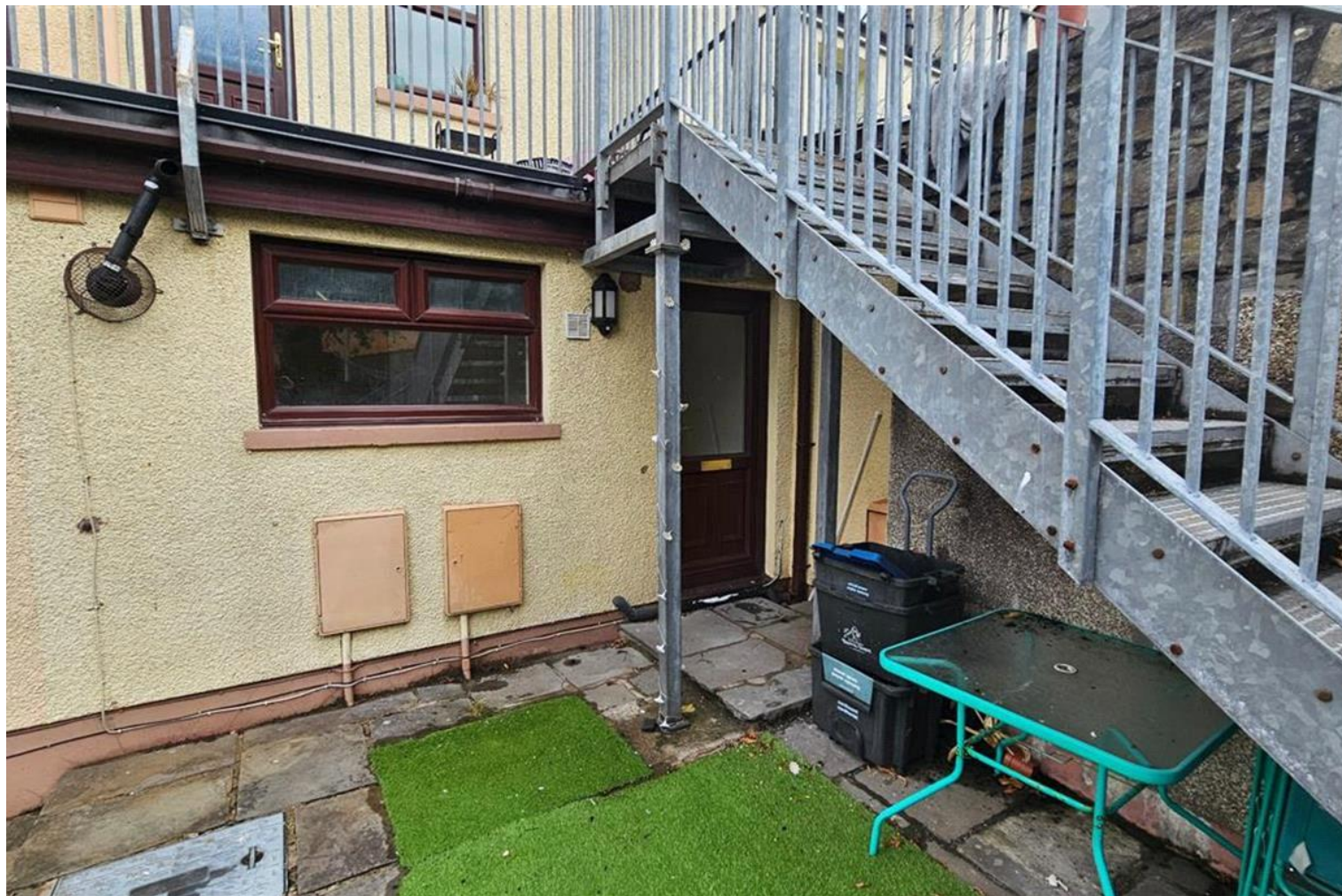




High Street, Abertillery

£500 pcm

****Available Now****

Ground floor, 1 bedroom studio flat available to rent in the heart of Abertillery. Comprises of a Lounge / Kitchen, one bedroom and a shower room.

To view please contact Smart Let wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen |

01495239686

info@smartletwales.co.uk

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Council Tax Band: A (BGCBC)

Deposit: £500

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Bedroom 1

w: 2.82m x l: 2.84m (w: 9' 3" x l: 9' 4")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator, UPVC double glazed window to front.

Bathroom

w: 2.84m x l: 0.99m (w: 9' 4" x l: 3' 3")

Smooth plastered ceiling and walls (tiled around wet areas), tile effect vinyl, radiator, shower enclosure with mixer tap shower, wall mounted washbasin, low level W.C

Lounge/Kitchen Diner

w: 3.76m x l: 5.29m (w: 12' 4" x l: 17' 4")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, radiator, UPVC double glazed window to rear.

Kitchen comprises of floor and wall units, worktop, stainless steel sink.

Please note

No pets, no smokers.

Holding fee of one weeks rent, required income for this property is £15,000

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 months rent payment.

Bond £500

Tenants will be responsible for all utilities and council tax.

COUNCIL TAX BAND = A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.