

MAWSON COLLINS

PROPERTY SPECIALISTS

£1,025 p.c.m.



Room 2, 1 Rue Maze Clos, La Rue Maze, St Martin

Spacious Open Market Part D Room with Ensuite & Parking

Perry's Guide Reference: 30 C1



- Spacious Open Market Partly Furnished Double Room (Part D)
- Convenient Location In St Martins With Good Bus Routes
- Parking Space
- Available Immediately
- Ideal For A Couple

An open market double room with en-suite bathroom has become available to rent within a Part D open market house share. 1 Rue Maze Clos is a semi-detached house located in a convenient location in the parish of St Martins.

The accommodation offers a shared kitchen, lounge/diner, a ground floor W.C. and a shared communal storage room. Externally, the property benefits from a shared garden and one parking space.

This room will be ideal for a single person or couple. Viewing highly recommended by Mawson Collins Limited. Available immediately.





Appliances

Communal appliances include:

- Belling Range oven with gas hob
- Belling extractor fan
- Neff integrated dishwasher
- LG American style fridge/freezer
- Bosch washing machine
- Bosch tumble dryer

Room Measurements

GROUND FLOOR

Entrance Hall	11' 4" x 6' 0" (3.46m x 1.82m)
Lounge/Diner	16' 7" x 13' 4" (5.06m x 4.06m)
Kitchen	16' 8" x 7' 11" (5.09m x 2.42m)
Utility/Rear Hall	10' 7" x 3' 1" (3.23m x 0.94m)
W.C.	5' 9" x 2' 9" (1.74m x 0.84m)

FIRST FLOOR

Bedroom 1	14' 7" x 12' 1" (4.45m x 3.69m)
En-Suite Shower Room	9' 7" x 4' 5" (2.93m x 1.34m)



Possession

Available immediately, subject to satisfactory references and landlords consent.

Deposit

£1,025.

Additional Costs

The utilities and rates **are not** included in the rent.

Services

Mains water, electricity and drainage.
Oil fired central heating.

Please Note

Regret no smokers, pets or children.
The room comes partly furnished.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.