



**Flat D, Woodlands Road, Stratford-upon-Avon**  
**£695 pcm**

We are proud to present a beautiful new One bedroom in a block of four newly built apartments.

It is a brand new property and finished to a high standard.

Kitchen/ Lounge - Beautiful modern kitchen comes with, Cooker, hob and extractor fan. (White Goods may be included). Opens into lounge area which is bright and spacious.

Bathroom - With Bath and shower, WC, Vanity sink and heated towel rail.

Bedroom 1- Large light and spacious Double Bedroom.

Outside- Parking and Garden

Viewing Highly recommended

Sorry not suitable for pets.

Deposit: £800


Holding Deposit: £160.38





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</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> <small>EU Directive 2002/91/EC</small> 		

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.



NIKKI HOMES  
PROPERTY CONSULTANTS

Viewing by appointment only  
Nikki Homes

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