



To Let **£1,195**

**** EMAIL ENQUIRIES ONLY!!** Avj Homes Letting are proud to bring this rare 1 bedroom property to the market. The property is situated in the high popular locale of Hyndland further in a brand-new development. The landlord has gone to

- FULLY BOOKED || Highly Desirable | 1 Bedroom | Ground Floor Property
- Video Security Entry | Off Street Parking | Grand Hallway | Private Garden
- Superfast SKY broadband and SKY TV [Included In Rent]
- Underground Private Parking |
- Gas Central Heating | Double Glazing | Balcony |
- Built-in Slide & Hide NEFF oven with fully retracting oven door
- Private front garden as well as Private residents` gardens

Avj Homes Letting are proud to bring this rare 1 bedroom property to the market. The property is situated in the high popular locale of Hyndland further in a brand-new development. The landlord has gone to the great lengths to cater for the income tenant. Please see the listing below

- Home automated Somfy tracks – motorised wave curtains via mounted wall controls in the living room and bedroom
- Versace wallpaper feature wall in the living room
- Drop ceiling recessed LED Livingroom lighting
- Built-in Slide & Hide NEFF oven with fully retracting oven door
- Neff induction hob with touch controls
- Elica Juno Iconic Pendant Cooker Hood – This sophisticated hood uses a high-performance motor to deliver 3 different stages of extraction, all of which can be easily selected using the push-button controls. Doubling up as a chic pendant lamp, the Juno also features effective halogen lighting, offering a clear view of your dish and a warm, ambient atmosphere in your kitchen.
- Superfast SKY broadband and SKY TV
- Echo Show 8 (2nd generation) Alexa on adjustable stand.
- Philip Hue smart LED Livingroom bulbs Amazon Alexa controlled.
- Frank Olsen Smart LED Lamp Livingroom side Tables – with discrete wireless phone charging compatibility, LED mood lighting, full colour spectrum and controlled by Amazon Alexa.
- Milano Aruba white vertical Designer radiators
- 4-Zone Smart Multi Room Home Audio System – 4 zone smart multiroom home audio installation system with high quality wall speakers, allowing for stream of music from a smartphone or tablet using the Audioflow integrated app.
- Illuminated LED bathroom mirror with On/Off switch and demister pad
- Allocated parking in private and electric secured car park at the back of the apartment block.
- Instant Boiling Water Tap
- Private front garden as well as Private residents` gardens
- Which Best buy Bosh free-standing series 6 washer dryer



EER B (84/84) EIR B (88/88)

