

# Student Lets



**£375 PP/PCM**

**105a Watermoor Road GL7 1LD**

4 bedrooms

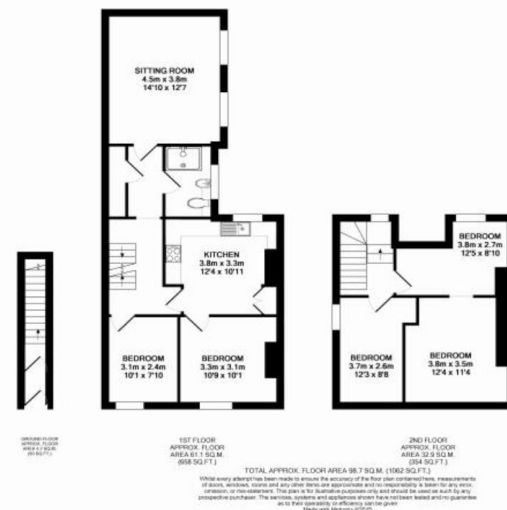
A very spacious four bedroom flat over two floors.



This fully furnished property is over two floors making it feel much more like a house. There is a large sitting room and modern, good sized kitchen which is fully equipped with every thing you will need including a dining table. Each of the bedrooms is a double with plenty of storage one benefiting a great dressing/storage room to the first floor. It is within walking distance of the town and is also very close to the RAU making its location a huge incentive. This property has been awarded the Cotswold Councils Fit to Rent certification.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Disclaimer: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm of employment has the authority to make or give representation or warranty in respect of the property.