



## 14 ISLAND VIEW SHORTWOOD COPSE LANE

£1,750 Per

This property only allows tenants over the age of 60 years old.

Located in a sought-after development in Beggarwood, this beautifully presented ground-floor apartment offers a comfortable and convenient lifestyle for the over 60s. Stepping inside, you are welcomed by a spacious entrance hall leading through to a bright and airy living area. Large windows and glass-panelled doors allow natural light to flood the space while providing direct access to a private patio, perfect for enjoying the landscaped surroundings. The apartment is conveniently situated on the ground floor offering easy access to the communal lounge and car-park.

The modern kitchen features integrated appliances, including an oven, hob, fridge freezer, and dishwasher, with sleek worktops and ample storage. A separate utility room provides additional practicality, with shelving for storage and a combined washing machine and tumble dryer included in the price.












Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**EPC Rating: B      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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