



Shortgrove Manor Studio, Kensworth

Monthly Rental Of £795

- Available immediately
- A unique detached studio apartment
- Set in the courtyard of the prestigious Shortgrove Manor with gated driveway
- Open plan living - dining - cooking
- Bedroom alcove and separate shower room
- Open patio area
- Storage facilities
- Off road parking

www.localagentnetwork.co.uk

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 purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working conditions of any appliances. No person in Local Agent Network Limited employment has the authority to make or give any representation or warranty in respect of the property.





General

This 1st floor detached studio apartment enjoys a simply stunning location within the courtyard of the impressive Shortgrove Manor with its gated entrance and long driveway through the paddocks and grounds. The studio is accessed via the iron external staircase and is perfect for a tenant looking for a quiet and prestigious setting to call home.

The open plan living gives space for relaxing, dining, cooking and has a bedroom alcove and a separate shower room. There is a facility for storage on the ground floor and other benefits include a small open patio area and parking.

This sort of property is rare to the market and we highly recommend an internal viewing. Available immediately. Please call the team at Local Agent Network on 01525 876600 for further information.

Deposit

We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks the equivalent to 5 weeks agreed rent (minus the holding deposit already paid) is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Rooms & Dimensions

The property can be furnished as presented if required.

Studio room - 4.17m x 3.97m This dual aspect room incorporates the living room, dining area and kitchette. There are floor and wall cupboard and a work surface. Microwave oven, narrow electric hob, fridge and other small appliances that can remain.

Bedroom alcove - 2.01m x 1.97m with a wardrobe to the side.

Shower Room - 2.10m x 1.80m With a shower cubicle, wash basin and WC, electric heated towel rail. On the ground floor there is a shared utility room with the use of a washing machine.

Parking & an open patio sitting area with a table & chairs

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