



## Abenberg Way, Hutton

WN Properties are pleased to offer for long term rental this modern one bedroom first floor maisonette which is set in a quiet cul-de-sac location on the popular Thriftwood development. The property benefits from contemporary decor throughout. Accommodation comprises; open-plan lounge/diner, fitted kitchen, bathroom and double bedroom with built-in storage. With replacement UPVC double glazing throughout there is also allocated parking for one car with further parking to the rear. Available mid January 2026, unfurnished. EPC C.

£950.00 pcm

Council Tax Band B

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**Entrance**  
Via wood effect modular entrance door with obscure double glazed insets to lobby area and carpeted staircase to;

**Hallway**  
Built in storage cupboards. Fitted carpet.

**Open plan Lounge/Diner**  
*14' 10" into alcove x 13' 10" max (4.53m x 4.21m)*  
uPVC double glazed windows to front. Fitted electric heater. Fitted carpet.



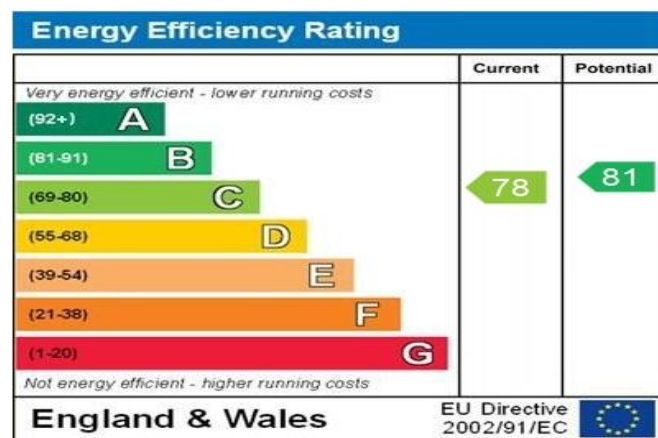
**Kitchen 10' 0" x 5' 8" (3.04m x 1.73m)**  
Matching range of wall mounted and base level units with brushed chrome handles. Fitted rolled edge work surface with tiled splash back and incorporating single bowl single drainer stainless steel sink unit. Appliances to remain include free standing fridge/freezer, electric cooker and washing machine. uPVC double glazed window. Fitted vinyl flooring.

**Double Bedroom**  
*10' 0" x 8' 11" (3.04m x 2.71m)*  
uPVC double glazed window to rear. Door to built in storage cupboard/wardrobe. Fitted carpet.



**Bathroom**  
*6' 4" x 4' 11" (1.93m x 1.50m)*  
White suite comprising close coupled WC, pedestal wash hand basin and panelled bath with fitted shower screen and shower mixer. Tiled splash back. Fitted medicine cabinet. Extractor fan.

**Parking**  
External parking area's to front and rear of property.



## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.