

1 North Street, Forres, IV36 1AD

Available From 25/09/2023

**£700 PCM**

**Deposit Required £1,050**

### Features

- Spacious Accommodation
- Outside Garden/Drying Area
- Available Immediately
- Strictly No Smoking
- Strictly No Pets
- [listing-bullet\_8]
- [listing-bullet\_9]



This spacious 3 bedroom Part Furnished 1st floor flat, on the High Street, is available for immediate let.

Accommodation comprises of:

Entrance Vestibule, Hallway with Built In Storage Cupboard, Lounge, Dining Kitchen which includes Washing Machine, Tumble Dryer, Dishwasher, Fridge/Freezer, 2 Double Bedrooms, 1 Single Bedroom, Bathroom. Also benefits from: Gas Central Heating, Double Glazing, Shared Garden Area. Parking in public car park at the rear of the flat.

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Council Tax

**Band C**