

11 St. Johns Court, Elgin, IV30 1NG

Available From 21/07/2023

**£500 PCM**

**Deposit Required £750**

### Features

- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Letting Agents  
Registration LARN1812025
- Landlord Registration  
1376314/300/25022



**Part Furnished 1 Bedroom Top Floor Flat**  
**Strictly No Pets & No Smokers**

Communal Entrance Door & Stairs lead up to the Flat  
Hallway, Lounge, Kitchen, Bathroom & Bedroom with fitted wardrobe space  
(suite & bed not included)  
Kitchen includes a free standing cooker, washing machine, tumble dryer & fridge  
Kitchen also includes cutlery, utensils, chopping boards, toaster, kettle, microwave, clock & breakfast bar stools

### 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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Council Tax

**Currently Band A**