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A fabulous, one bedroom apartment, overlooking Mowbray Park and The Winter Gardens within this contemporary development in the heart of the City Centre. Internally the stylish private accommodation includes an entrance hall that opens through an impressive open plan lounge / dining and kitchen area. A glazed door from the lounge area leads out to the balcony area, providing a pleasant aspect over the park and the kitchen is fitted with a range of integrated appliances. There is a modern bathroom and a double bedroom with tall feature windows and fitted wardrobes. The Mowbray is accessed via a security entrance door that leads through to a stunning communal entrance with striking staircase and lift access to all floors. This centrally located development provides easy access to an extensive range of amenities, shopping facilities, bars and restaurants as well as offering excellent transport connections. Available May 2024!

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

Access via a security entrance door, leading through to an impressive communal area with both staircase and lift access to the upper floors.

## Private Accommodation

Access via an entrance door, there are two built-in storage cupboards, a door to the bathroom. The hall area opens through into the

## Open Plan Lounge/Dining and Kitchen Area 20'0" x 11'1" extending to 17'2"

(Average measurements as an irregular shaped room)  
Fabulous open plan space with a tall double glazed window and a double glazed door leading out to the balcony area. There is an electric wall mounted heater and a door to the bedroom.

## Kitchen Area

Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and draining the unit. Integrated appliances include an electric oven and hob, fridge/freezer, washing machine and a slimline dishwasher.

## Bedroom 9'10" x 10'11" (not including fitted wardrobes)

(Average measurements as an irregular shaped room) Tall double glazed windows, electric wall mounted heater and a fitted sliding door wardrobe.

## Bathroom

Fitted with a modern suite comprising of a low-level WC with concealed cistern, wash hand basin and a bath with mainshead shower over it. There are part tiled walls, tiled floor, extractor fan and an electric chrome ladder style towel rail.

## Council Tax

The Council Tax Band is Band B

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Viewing Appointment

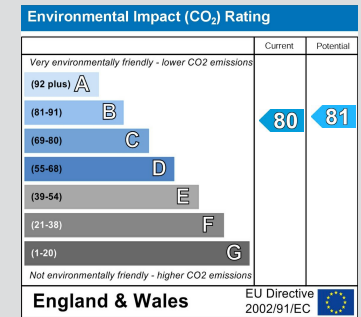
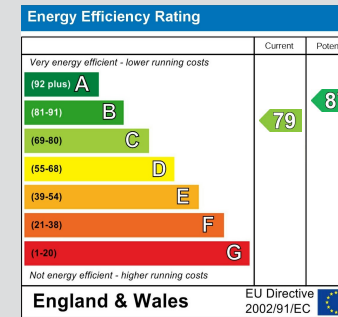
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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