

# mi-move

MOVING MADE EASY



California Close, Belmont

£1,650 pcm

This is a spacious ground floor purpose built apartment with two double bedrooms and an ensuite as well as a family bathroom. The property is situated right in the centre of Belmont Village so the station, bus stops and both local primary (the Avenue Academy) and secondary schools (the Harris Academy) are all close by.

The apartment is accessed via a communal entrance with a video entryphone and inside the property has plenty of living space with an open plan living area with enough room for a dining area. The adjacent kitchen has a really good range of fitted units with integrated appliances including a fridge freezer, dishwasher, microwave, oven and gas hob.

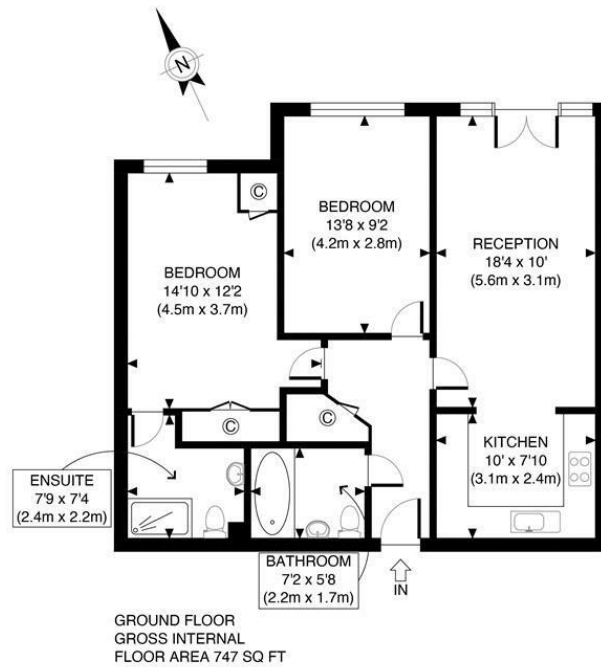
The main bedroom is also very spacious and has its own ensuite shower room and a range of fitted wardrobes. The second bedroom is also a double.

The flat has gas central heating and is fully double glazed. There is an allocated parking space in the communal grounds to the rear.

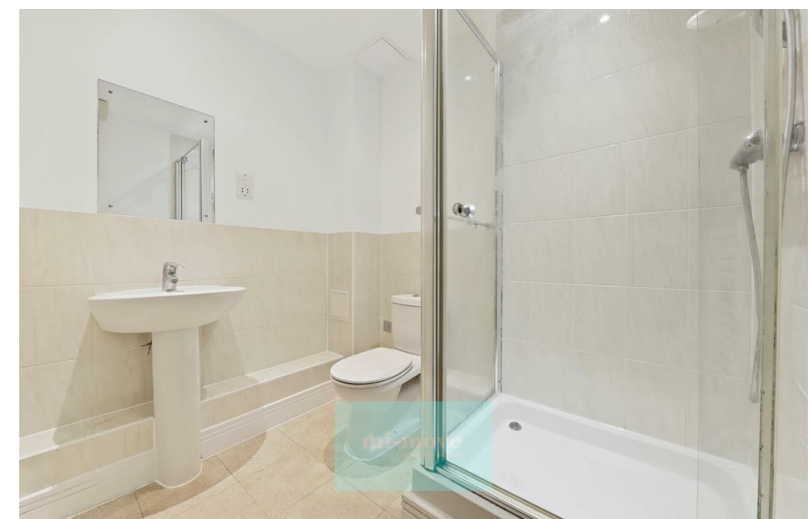
The apartment is available, long term on an unfurnished basis.





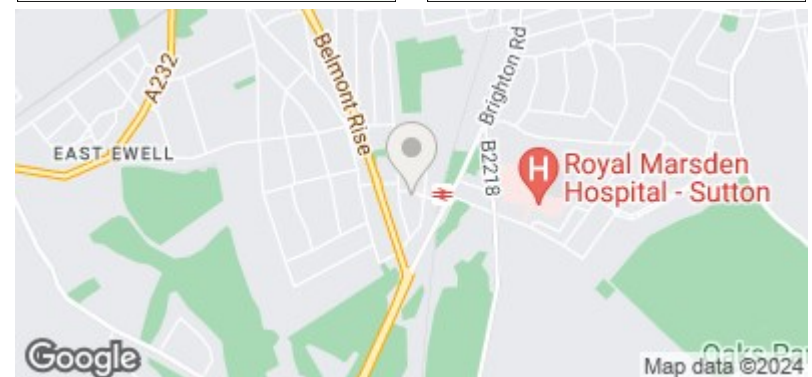


|   |                  |
|---|------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 747 SQ FT / 69 SQM  | California Close |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 11/03/24    |
|   | photoplan        |



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



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