

## Apartment 12, Saltmarsh House, The Saltings

£850 pcm

A modern one-bedroom apartment with a balcony over the reedbeds, allocated parking and a lift.



BEDROOMS  
**1**

BATHROOMS  
**1**

RECEPTIONS  
**1**

TYPE  
**Apartment**

TENURE  
**12-month assured B  
shorthold tenancy**

EPC

### About this property

Saltmarsh House was built in 2019 on the edge of the nature reserve, and Apartment 12 is on the second floor with a south-west facing balcony looking over the reedbeds - egrets at breakfast, sunsets in the evening. Inside there is an open-plan living room and kitchen with integrated appliances, a double bedroom with fitted wardrobes, and a bathroom with an over-bath shower.

Being a modern build, the running costs stack up well: EPC rating B, efficient electric heating, and uPVC glazing throughout that shrugs off the weather. There is a lift, secure entry, a bike store, and one allocated parking space with visitor bays. The retail park and the mainline-connection bus stop are both a short walk away.

The apartment comes furnished and is available from 10 July on a 12-month assured shorthold tenancy. Rent is exclusive of bills. A holding deposit equivalent to one week's rent reserves the property, and the tenancy deposit - equivalent to five weeks' rent - is protected in a government-approved scheme. All adult occupants will be referenced and right-to-rent checked. The development does not permit pets.

### Key facts

- Furnished
- Council tax band B
- EPC rating B
- Deposit equivalent to five weeks' rent
- Allocated parking space

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- Balcony overlooking the nature reserve

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## Gallery

