

# Courtney Downing ESTATES




107 The Lindens,  
Newbridge  
£795 pcm

Immaculate 2 bedroom ground  
floor flat  
Modern kitchen  
Modern bathroom  
Popular location of Newbridge  
Off street parking  
Long term let  
Double glazing

- Ground floor flat
- Available immediately
- Long Term Let
- Double Glazing

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Courtney Downing Estates Ltd - Head
Reference	Office Telephone 07792936415
Additional Information	RL0015
	Council Tax Band: A
	Deposit: £795

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.