




Room 1, 25 Claremont  
Terrace  
£350 pcm

KLB are pleased to offer this  
cosy double all inclusive room 3  
minutes walk from the City  
Centre, all inclusive of gas,  
water, electric, council tax &  
free Wi-Fi

- Double Glazing
- Double Glazing and central heating
- Good Location
- No Animals Accepted
- No children or Pets allowed.
- No Housing benefits or DSS
- No Pets
- No pets allowed
- No Smoking within the property
- Blinds fitted throughout

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b> <b>(81-91) B</b> <b>(69-80) C</b> <b>(55-68) D</b> <b>(39-54) E</b> <b>(21-38) F</b> <b>(1-20) G</b> <i>Not energy efficient - higher running costs</i>	<div>61</div>	
<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 KLB Enterprises Ltd - KLB Enterprises Ltd
Reference	Telephone 01274 299950 RL0906 Council Tax Band: A Deposit: £160 Holding Deposit: £80.76
Additional Information	Heating: Gas Mains Water supply: Mains Sewerage: Mains Broadband: Cable Accessibility measures: Not suitable for wheelchair users

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.