



22, Hill Court
Broadlands, CF31 5BX



Watts
& Morgan

22 Hill Court

Broadlands CF31 5BX

£1,350 PCM

4 Bedrooms | 3 Bathrooms | 2 Reception
Rooms

A superb family home on the popular Broadlands development. Accommodation over three floors comprising - entrance hallway, dining room, lounge with patio doors. Fitted kitchen and separate utility area, plus GF Cloakroom. To first floor 3 bedrooms one with en suite and family bathroom. To the top floor is an impressive master suite with shower room and storage. Enclosed rear garden and single garage with parking in front. ER-C Council tax band C

£1350pcm Deposit £1450

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

