



3 Portland Court
Crowborough, TN6 1JS
£775 Per Calendar Month



Contemporary style first floor one bedroom apartment located in a small purpose built block of quality apartments. Located within a short distance of Crowborough town centre and train services at Jarvis Brook (London 63 minutes). Accommodation comprises living room and open plan kitchen with high gloss kitchen units and fitted appliances, bedroom with built in wardrobe and white bathroom suite with Italian Granite effect tiling. Outside there is parking within the grounds and a private storage cupboard. EPC = B COUNCIL TAX BAND A No pets. AVAILABLE MID FEBRUARY

COMMUNAL HALL

With stairs leading to first floor

FRONT DOOR

Solid wood front door leading through to

ENTRANCE HALL

With storage cupboard, door entry system, Airing cupboard housing the digital boiler for central heating.

LOUNGE / DINING ROOM

16'7" x 9'7" (5.05 x 2.92)

With large picture window with aspect to front of property. Radiator and 6 downlighters.

OPEN PLAN KITCHEN

8'2" x 6'10" (2.49 x 2.08)

Open plan to the lounge / diner. With high gloss wall and base units with integrated microwave, washing machine and fridge/ freezer. Single stainless steel sink inset into a run of roll top worksurface which extends to three walls. Inset four ring halogen hob with vented extactor above and electric oven below. Opaque window. Glass splashback. Complementary vinyl floor.

BEDROOM ONE

12'6" x 8'5" (3.81 x 2.57)

With aspect to the front of the property. Built in double wardrobe, radiator.

BATHROOM

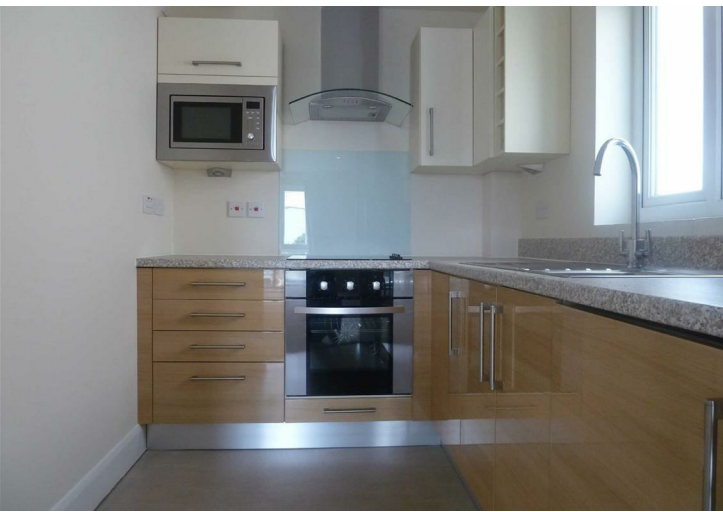
With large fully enclosed shower cubicle, low flush w.c., vanity unit, tiling to walls. Illuminated mirror. Extractor.

PARKING

To the rear of the property.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is 'A'



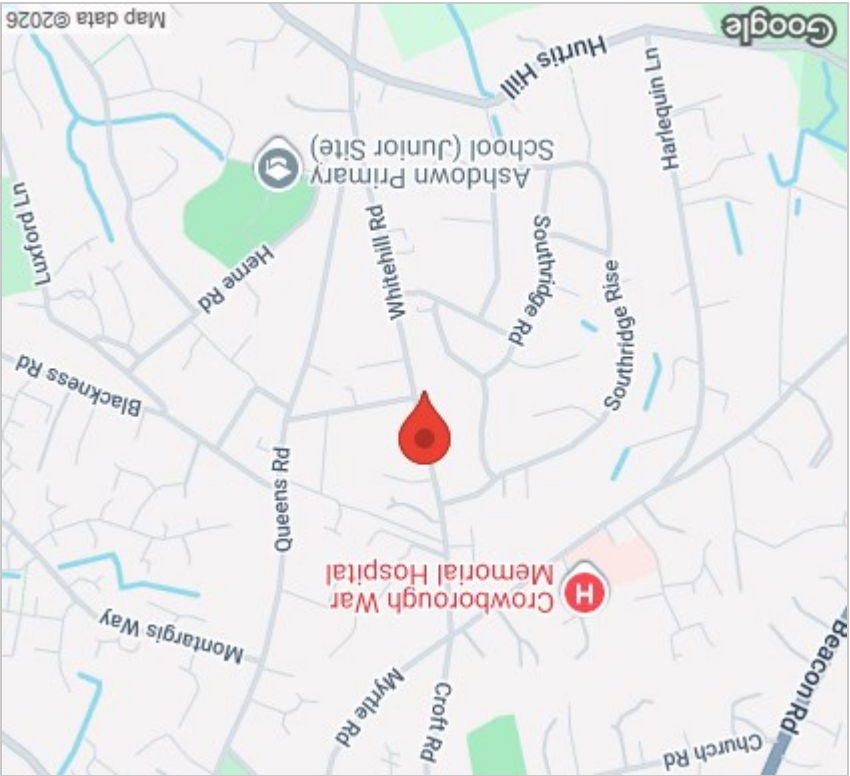


Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Energy Efficiency Graph

