



# Lawton & Dawe

## PROPERTIES



## 107a St Georges Road

Kemp Town, Brighton BN2 1FA

### £2,500 Per Calendar Month

Lawton and Dawe are pleased to offer this new, bright and decorated maisonette in Kemp Town. The maisonette is situated over a lovely cafe and has a great location in the city centre. The property has 5 double bedrooms, some with sinks. The kitchen is large with a table, there is also a separate lounge. The property has a wood burner in the lounge. The property is located in the desirable area of Kemp Town, a good location for shopping and a minute walk to the city centre and main bus terminus. Available from September.

Holding fee £576.00

Deposit £2500.00

Council tax band C (council tax non applicable for this property)

Permitted Fees

- £50 (inc VAT) per Variation of contract
- Lost keys or other security devices
- £50 (inc VAT) Change of sharer (tenant's request)
- Early termination (tenant's request)
- Interest on unpaid rent

Rent is exclusive of any bills. Please contact us for the details of potential permitted fees during the tenancy and full information of holding deposits, dilapidations deposits and referencing requirements. Please be aware we are members of ARLA Propertymark for Client Money Protection and we are members of The Property Ombudsmen.

### Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791

if you wish to arrange a viewing appointment for this property or require further information

- EPC Rating E
- 5 Bedrooms (all doubles)
- Two bathrooms
- Gas central heating
- Great location
- Available end of September



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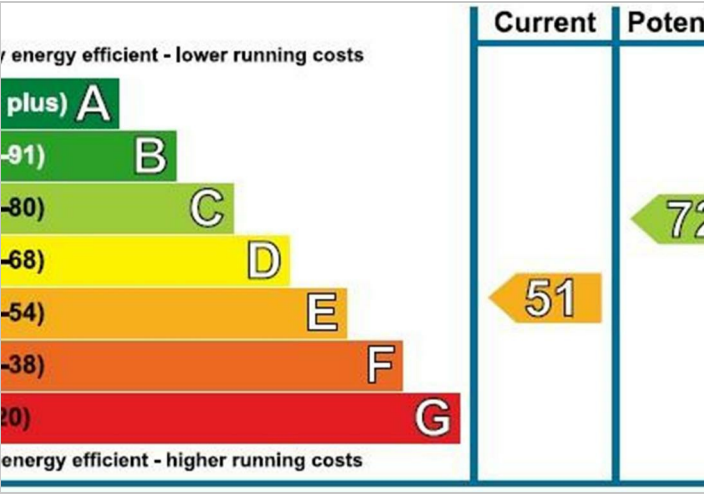
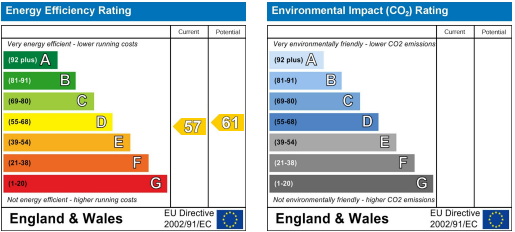
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.