



Lawton & Dawe
PROPERTIES



107a St Georges Road

Kemp Town, Brighton BN2 1EA

£2,500 Per Calendar Month

Lawton and Dawe are pleased to offer this newly decorated maisonette situated over a lovely cafe and has 5 double bedrooms, some with sinks. The kitchen is open plan with a dining table, there is also a separate lounge. The property is located in the desirable area of Kemp Town, a 10 minute walk to the city centre and main bus terminals.

the city centre with a good bus service. Available end of 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 full details of potential permitted fees during the tenancy and full information on 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 Ombudsman.

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.

- PC Rating E
- Bedrooms (all doubles)
- Two bathrooms
- Gas central heating
- Great location

Available end of September



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Floor Plan

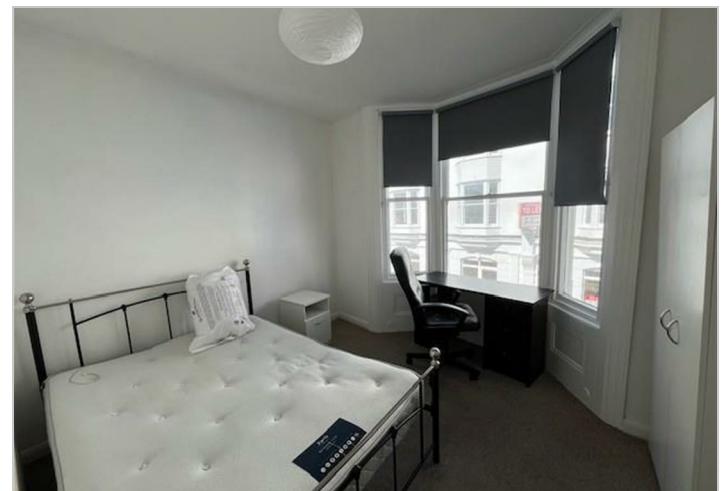
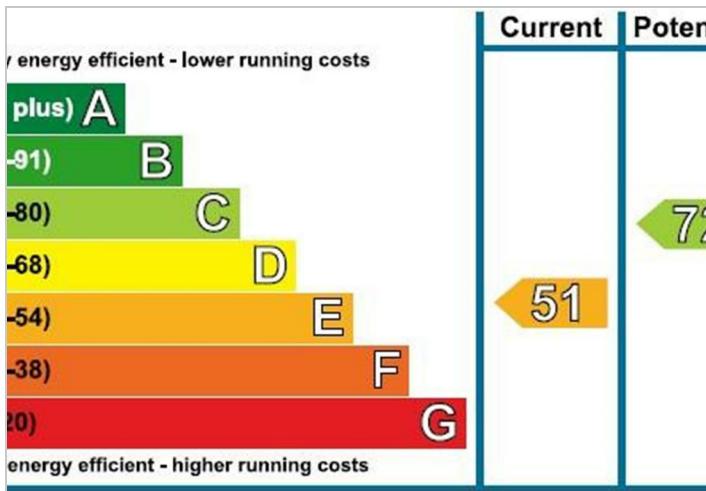


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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.