

# Albany Road, St. Leonards, TN38 OYA

A purpose built TWO BEDROOM FIRST FLOOR APARTMENT in this incredibly sought-after residential location with OFF ROAD PARKING AND ATTRACTIVE VIEWS TO THE SEA.

Accommodation is spacious and comprises: entrance hall, living room with pleasant sea views, kitchen-breakfast room, master bedroom with built in wardrobes, further double bedroom; modern bathroom with shower over bath.

This apartment benefits from having gas central heating, double glazing, and working entry phone.

A short walk to the beach and mainline St Leonards Warrior Square station, along with an abundance of independent shops and restaurants in Kings Road and Norman Road; with high street shops a short distance in Hastings town centre.

Please note that the carpets are in good order.

Available now Minimum tenancy term: 12 months Annual income threshold £33,000

























#### **Living Room**

14'6" x 10'2" (4.42m x 3.10m)

#### Kitchen / Breakfast Room

11'3" x 9'8" (3.45m x 2.95m)

#### Bedroom 1

13'9" x 9'5" (4.20m x 2.88m)

#### Bedroom 2

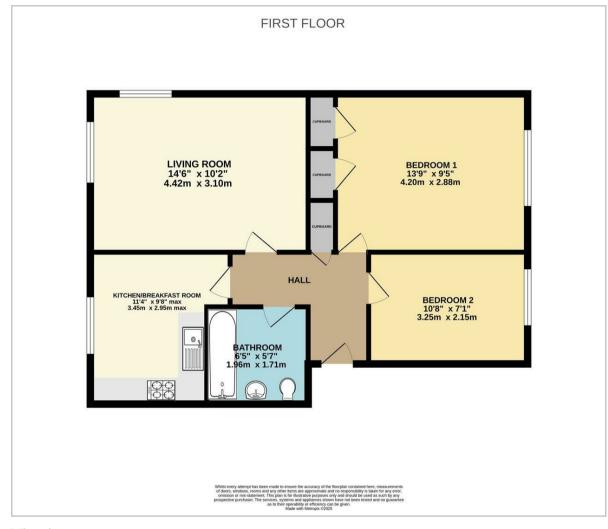
10'7" x 7'0" (3.25m x 2.15m)

#### Bathroom

6'5" x 5'7" (1.96m x 1.71m)

Council Tax Band B - £1,986.55 per year

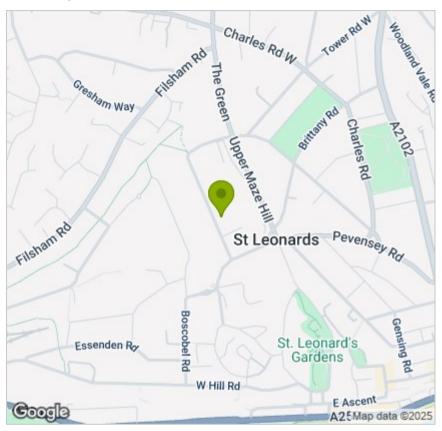
## Floor Plan Area Map



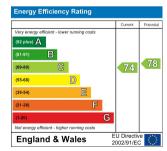
## Viewing

Please contact us on 01424 446644

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



### **Energy Efficiency Graph**



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