

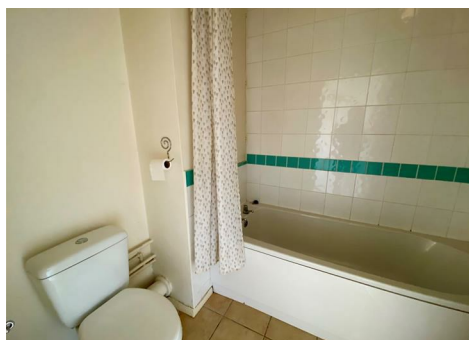
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est. 1978

Taylor Engley



Flat 54, Manton Court Rotunda Road, St. Anthony's, Eastbourne, East Sussex, BN23 6LG
£715 Per Month

AVAILABLE TO RENT - THIS THIRD FLOOR PURPOSE BUILT STUDIO APARTMENT, in the St. Anthony's area of Eastbourne. The apartment comprises communal entrance hall, stairs to all floors, studio room, kitchen and bathroom. The apartment also benefits from electric heating and double glazed windows. The property has recently been recarpeted and redecorated. EPC=E

The property is conveniently located within the St. Anthony's Avenue area of Eastbourne and is within walking distance of local shops in Winston Crescent and Lidl's. Bus services pass along St. Anthony's Avenue and Eastbourne's town centre with its mainline railway station and comprehensive shopping facilities is approximately two and a half miles distant.

*** PURPOSE BUILT STUDIO APARTMENT * KITCHEN * STUDI ROOM * BATHROOM * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * CLOSE TO LOCAL SHOPS AND BUS SERVICES ***

The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Stairs to all floors.

Third Floor

Private front door opening to:

Entrance Hall

Studio Room

16'2 x 13'10 max (4.93m x 4.22m max)

Electric radiator, double glazed window to front.

Kitchen

9'4 x 5'8 (2.84m x 1.73m)

Range of wall and base units, stainless steel sink, electric oven with electric four ring hob and extractor over, space for fridge freezer, space and plumbing for washing machine, built-in storage cupboard housing hot water tank, window to front.

Bathroom

Low level wc, wash basin, bath with electric shower unit over, part tiled walls, electrically heated towel rail, extractor fan.

COUNCIL TAX BAND:

Council Tax Band - 'A' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

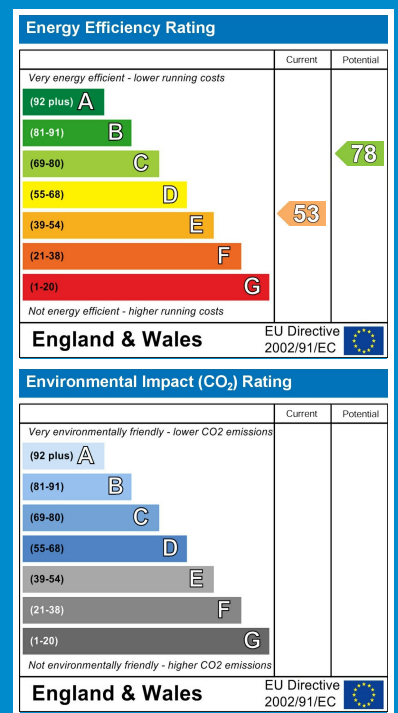
All appointments are to be made through TAYLOR ENGLEY.

REFERENCES AND HOLDING PAYMENTS

*** IMPORTANT *** Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email lettings@taylor-engley.co.uk.



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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