

WHARF PLACE

EAST STREET, BRIGHTON

LARGE STUDIO

TO LET



1 large studio 1 bathroom

Recently renovated spacious studio apartment on second floor within prestigious Brighton building

Apartment comprises

Stylish high gloss white kitchen with integrated Bosch dishwasher & washer dryer, granite worktop, engineered dark wood floor, leading onto open plan studio room with secondary glazing
Bedroom area tucked around the corner of studio room
Spacious modern, white bathroom suite
Good storage throughout
Large entrance hall

Other features include

BT Super Fast Fibre
Video entry
Lift access

- | | |
|--------------------------|--|
| RENT | • £870.00 per calendar month |
| DEPOSIT | • £1,003.00 payable on the first day of the tenancy in cleared funds. |
| HOLDING DEPOSIT | • £200 (to form part of first months rent on completion of letting) |
| TENANCY AGREEMENT | • Minimum 12 month tenancy agreement |
| AVAILABLE FROM | • Late July 2021 |
| EPC RATING | • Band D57 |
| PET POLICY | • No pets |
| SMOKING POLICY | • Strictly no smoking in the building |



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ACCOMMODATION

ENTRANCE HALL

KITCHEN AREA
3.1m x 2.3m

STUDIO ROOM
4.0m x 5.0m

BATHROOM
2.1m x 2.3m

TOTAL APPROXIMATE FLOOR AREA 39.9 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

