## 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
DEPOSIT
HOLDING DEPOSIT
TENANCY AGREEMENT
AVAILABLE FROM
EPC RATING
PET POLICY
SMOKING POLICY

- £870.00 per calendar month
- £1,003.00 payable on the first day of the tenancy in cleared funds.
- £200 (to form part of first months rent on completion of letting)
- Minimum 12 month tenancy agreement
- Late July 2021
- Band D57
- No pets
- Strictly no smoking in the building



01273 722923









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## ACCOMMODATION

**ENTRANCE HALL** 

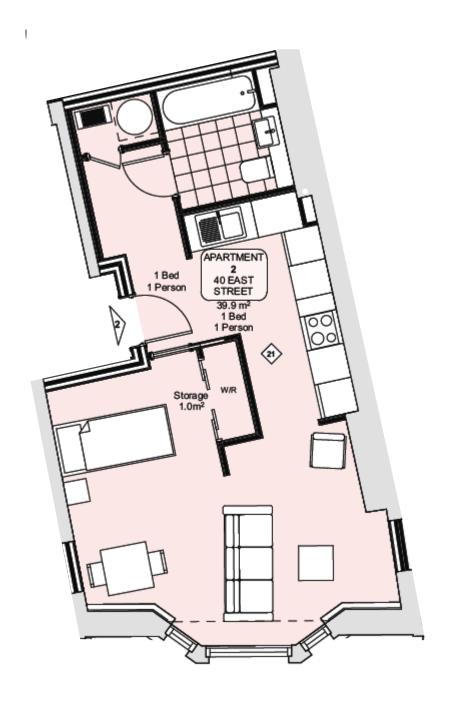
KITCHEN AREA 3.1m x 2.3m

STUDIO ROOM 4.0m x 5.0m

BATHROOM 2.1m x 2.3m

#### TOTAL APPROXIMATE FLOOR AREA 39.9 sa 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 take 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.





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