



THE  
PARK LANE GROUP

EST.  
1987

Albany Road, St.  
Leonards-On-Sea

£795 PCM PCM

Park Lane House, 141-145,  
Bohemia Road, St Leonards On  
Sea, East Sussex, TN37 6RL

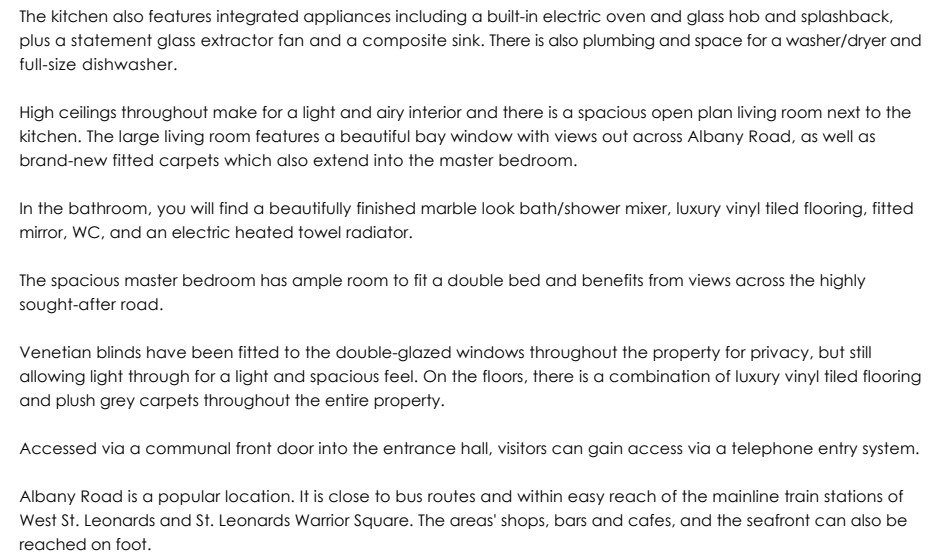


Apartment

Council Tax Band: A  
Deposit: £917



- Property Description**  
We are delighted to be offering this one bedroom apartment which enjoys a prime spot in one of St. Leonard's popular freelined roads.
- The apartment forms part of an attractive period property called 'The Suites at Number 9, which enjoys a prominent position in the highly sought-after Albany Road.
- The apartment offers bright and spacious living accommodation with generous room sizes and deep windows.
- This second-floor apartment has been fitted in a contemporary style with a fabulous kitchen and bathroom.
- The apartment has benefitted from a contemporary kitchen, which has been designed with grey shaker-style cabinets and brushed gold T-bar handles, paired with a marble-effect worktop and luxury vinyl tiled flooring. With a range of wall and base units, it offers ample storage space for all of your cooking essentials.



GROSS INTERNAL AREA  
TOTAL: 43 m<sup>2</sup>/461 sq ft  
FLOOR 1: 43 m<sup>2</sup>/461 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>Current</p> <p>56</p>	<p>Potential</p> <p>79</p>	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	

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