

# 5 Richmond Road, Brighton, BN2 3RL £1,150 Per month

Maslen Letting Agents is delighted to offer to rent a ground floor apartment with a small rear courtyard and access to the communal garden. The property comprises one double bedroom, spacious living room, fitted kitchen with induction hob, and a bathroom. EPC Rating E. Council Tax Band A. The property is unfurnished and available now.



#### **Communal Entrance**

Steps leading down to:

#### **Entrance Hall**

Doors leading to:

#### Living Room

Door leading to the rear courtyard. Electric heating. Doorway leading to:

#### Kitchen

Double glazed side aspect window. Wall and base units incorporating the stainless steel sink and drainer. Space/plumbing for a washing machine. Space for fridge. Built in electric oven and hob.

### **Bedroom**

Double glazed rear aspect window. Built in double wardrobe. Electric heater.

#### Bathroom

Double glazed rear aspect window. Panelled bath with an electric shower above. Pedestal wash hand basin. Low level WC. Electric towel radiator.









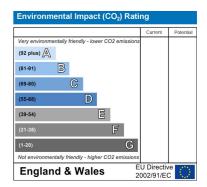


# (92 plus) A (55,68) (39-54) (21-38)

**Energy Efficiency Ratin** 

Not energy efficient - higher running costs

**England & Wales** 



# **IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

#### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



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