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ROOM 10 21 Stone Street, Brighton, BN1 2HB

£875 PCM

Located in the heart of Brighton Town Centre being moments from Churchill Square shopping, five minutes to Brighton beach and a short walk to Brighton mainline station. This self contained room comprises of a bed, wardrobe, table and chairs, kitchenette and en suite shower room. On each floor of the property there is a communal kitchen with cooking facilities and seating if required. There is also one LARGE communal laundry room. LIFT, and a regular cleaner. The property is secure and has CCTV for resident reassurance. WIFI, water, gas and electricity is included. Council Tax Band A. Available Early May.

Studio room

13'9 x 12'2 (4.19m x 3.71m)

Ground Floor A lovely bright room with single bed, kitchenette, wardrobe, table with 2 chairs, entry phone, double glazed window

En Suite Shower Room

A modern shower cubicle with electric shower, wash hand basin and low flush toilet,

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WIFI, water, gas and electricity is included (Council Tax Band A see below more information)

Please note we do not accept smoking or pets within the property.

COUNCIL TAX INFORMATION

Students

To get a Council Tax exemption as a full time student, your course must:

follow the academic year or in some cases last at least 24 weeks

include at least 21 hours of study per week

If you're under 20 years old and doing your A levels or other further education, your course must:

last at least 12 weeks and/ or include at least 12 hours of study per week

Professional

You can apply for a 25% Council Tax discount.



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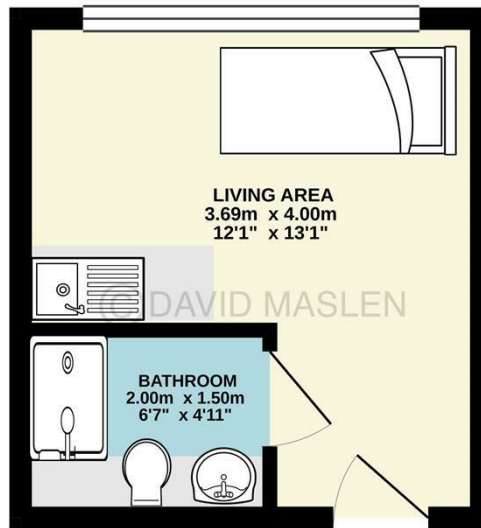


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SECOND FLOOR ROOM 10
14.8 sq.m. (159 sq.ft.) approx.



TOTAL FLOOR AREA - 14.8 sq.m. (159 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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IMPORTANT

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

COVERING THE CITY

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IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.