



Church Road

Crowborough, TN6 1FX

£875 Per Calendar Month



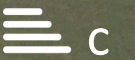
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We are delighted to present to the market this one bedroom second floor flat, located in a purpose built block close to Crowborough Town Centre. The accommodation comprises a good sized living room, kitchen, double bedroom and a bathroom. The property benefits from an allocated parking space and is set in delightful and well maintained communal grounds.
EPC = C Council Tax Band = B

Available Mid November



Flat 18, Jardine Court, Church Road, Crowborough, TN6 1FX

Total Area: 42.8 m² ... 461 ft²

All measurements are approximate and for display purposes only

The floor plan illustrates the layout of Flat 18. The Living Room is the largest space, located at the front of the flat. The Kitchen is situated to the left of the Living Room. The Bathroom is located at the rear of the flat, adjacent to the Bedroom. The Bedroom is positioned on the left side of the flat. A small storage area and a balcony are also shown. The plan includes dimensions in both meters and feet for each room.

Room	Dimensions (m)	Dimensions (ft)
Living Room	3.06 x 5.34m	10'0" x 17'6"
Bedroom	2.56 x 3.04m	8'5" x 10'0"
Bathroom	-	-
Kitchen	-	-

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed a statement or representation of fact. If any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the foregoing, the accuracy is not guaranteed and neither Diamond Residential Sales and Leasing, Inc. nor any of its agents, employees or representatives shall be held responsible for any misstatements or omissions. No employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating

Rating	Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A	92 (24.4%)	12 (1.2%)
B	61 (9.1%)	21 (2.0%)
C	51 (9.1%)	34 (3.4%)
D	46 (8.6%)	44 (4.4%)
E	35 (6.6%)	54 (5.4%)
F	21 (3.9%)	64 (6.4%)
G	12 (2.0%)	74 (7.4%)

EU Directive 2009/4/EC

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Environmental Impact (CO₂) Rating

Rating	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A	92 (24.4%)	12 (1.2%)
B	61 (9.1%)	21 (2.0%)
C	51 (9.1%)	34 (3.4%)
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