

# Warrior Square, St. Leonards-On-Sea, TN37 6BS

This well presented fourth floor flat is located in Warrior Square, boasting being within a short walking distance from the seafront, all local amenities and St Leonards Warrior Square Train Station. The building is modern and tidy and has lift access to all floors.

As you proceed through the front door and immediately on your left is the double bedroom with a fitted wardrobe. Straight on from the front door is a modern bathroom with full sized bath and shower over with a heated towel rail, storage drawers under the hand basin and a storage mirror. To the right of the hallway is the open plan living room/kitchen with a built in TV unit, and integrated oven and hob, fridge/freezer and washer/dryer.

Additional benefits include modern white walls and grey carpet, a secure entry phone system and a modern electric central heating system.

#### Please note:

An annual household income of £26,850 will be required for the affordability criteria of this property. The minimum tenancy length is 12 Months.

Available 23/09/2024













**Living room / Kitchen** 13'47x10'44 (3.96mx3.05m)

**Bedroom** 11'13x7'76 (3.35mx2.13m)

**Bathroom** 8x5'35 (2.44mx1.52m)

Council Tax Band A - £1,624.98 Per Annum







## Floor Plan

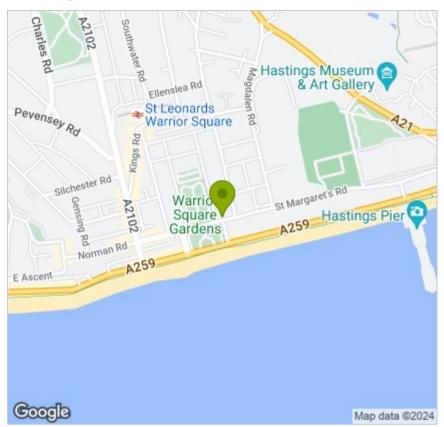


### Viewing

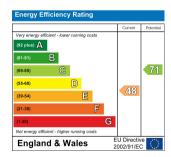
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if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



## **Energy Efficiency Graph**



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