



TOWN RENTALS



01323 417700



1 Bedroom



1 Reception



1 Bathroom

£1,100 PCM



25 Colonel Stevens Court Granville Road, Eastbourne BN20 7HD

Town Rentals are pleased to offer to the market this beautifully presented 1 bedroom, first floor retirement apartment located within the popular Meads area of Eastbourne. The property has a modern fitted kitchen, shower room and benefits double glazing, passenger lift, parking on a first come first serve basis, communal garden, residents lounge and laundry facilities. Water rates are included in the rent.

Main Features

- 1 Bedroom Retirement Flat
- Modern Kitchen & Shower Room
- Communal Gardens
- Resident Lounge
- Parking (first come first serve)
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: C
- 12 MONTH INITIAL TENANCY TERM

Hallway

Fitted carpet, large storage cupboard, lifeline pull cord, entry phone system and doors to:

Living Room

With fitted carpet, wall lighting, heater, TV & telephone connection points, lifeline pull cord, window to the front and glass double doors too- (please note the TV will not be staying) the sofa can be left and it will be gifted by the landlord.

Kitchen

A modern fitted kitchen with vinyl flooring, part tiled walls, range of floor and wall mounted units, under counter fridge (left as goodwill), sink with drainer, oven and hob with extractor fan over.

Bedroom

A double room with fitted carpet, wall lighting, built in wardrobes and window to the front.

Shower Room

Vinyl flooring, tiled walls, large shower cubical, low level WC and basin.

Resident Facilities

Colonel Stevens Court offers residents off street parking (first come first serve), passenger lift, communal gardens, laundry room and a resident `s lounge.

Other Information

The landlords live in the block

****Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(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		