



# TOWN RENTALS



01323 417700



0 Bedroom



1 Reception



1 Bathroom

## £700 PCM



### Flat 7, 10 Enys Road, Eastbourne BN21 2DH

**\*\*AVAILABLE NOW\*\*** Town Rentals are delighted to offer this well presented split level studio. The property features a separate kitchen and bathroom and has been recently redecorated and fitted with new carpets. The flat is ideally located in Upperton, just a short walk from Eastbourne town centre, the mainline train station, and the Beacon shopping centre.

## Main Features

- Well Presented Studio
- Modern Kitchen
- Modern Bathroom
- Double Glazing
- Second Floor
- HOLDING DEPOSIT: £161
- TENANCY DEPOSIT: £807
- COUNCIL TAX BAND: A
- 12 MONTH INITIAL TENANCY TERM
- EPC: D

## Entrance

Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

## Hallway

Storage cupboard.

## Studio Room

13'10 x 9'3 (4.22m x 2.82m)

Electric radiator. Entryphone handset. Double glazed window to rear aspect.

## Kitchen

12'3 x 8'3 (3.73m x 2.51m)

Steps down from Studio Room: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob & electric oven. Extractor cooker hood. Under counter fridge. Electric radiator. Double glazed window.

## Bathroom

Suite comprising bath with mixer tap and handheld shower. Low level WC. Wash hand basin with mixer tap.

## Other Information

**\*\*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\*\***

