

**RUSH
WITT &
WILSON**



**Flat 6, Wellis Court Wellis Gardens, St. Leonards-On-Sea, East Sussex TN38
0UY
£1,000 Per Month**

A well presented two bedroom purpose built ground floor flat, situated in the desirable West St Leonards area of Town and benefiting from a video entry phone system, easy roadside parking, balcony and double glazing. EPC rating: E. Council tax band: B

Accommodation comprises; Entrance hall with wooden flooring and plenty of storage within three separate storage cupboards, fitted kitchen with appliances to include a fridge/freezer, washing machine and integrated cooker and hob, large lounge with access out onto a balcony, two double bedrooms the master with a large storage cupboard, modern bathroom with shower over bath. Terms £1000 Deposit, 1st months rent of £1000 in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424)446916/430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Reception

Kitchen

with fridge/freezer, washing machine and cooker

Bedroom

Double (Double)

Bedroom

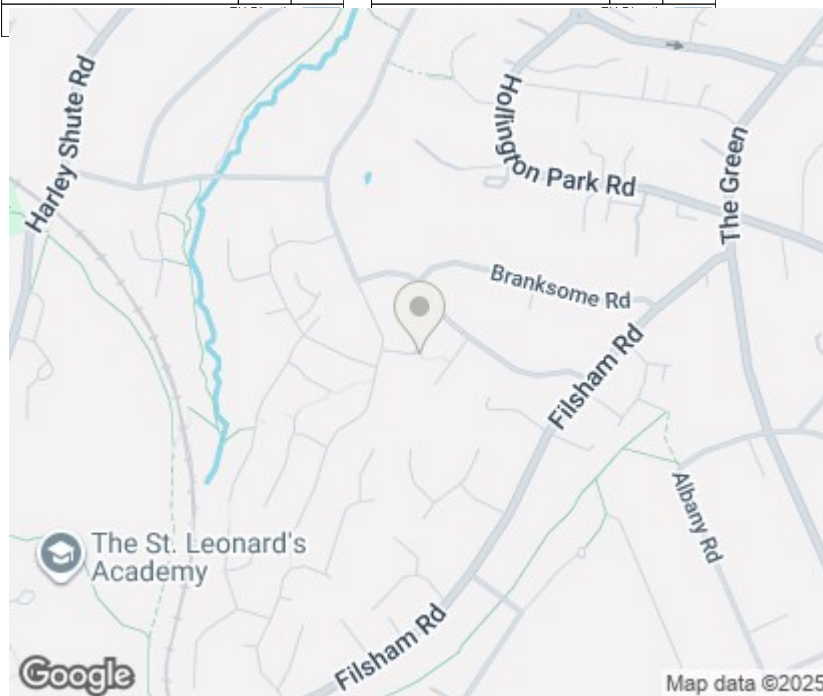
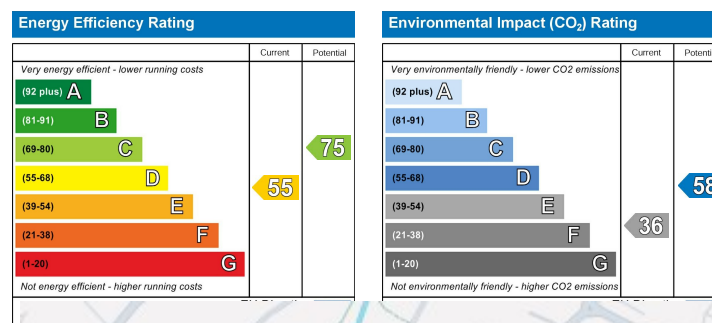
Double (Double)

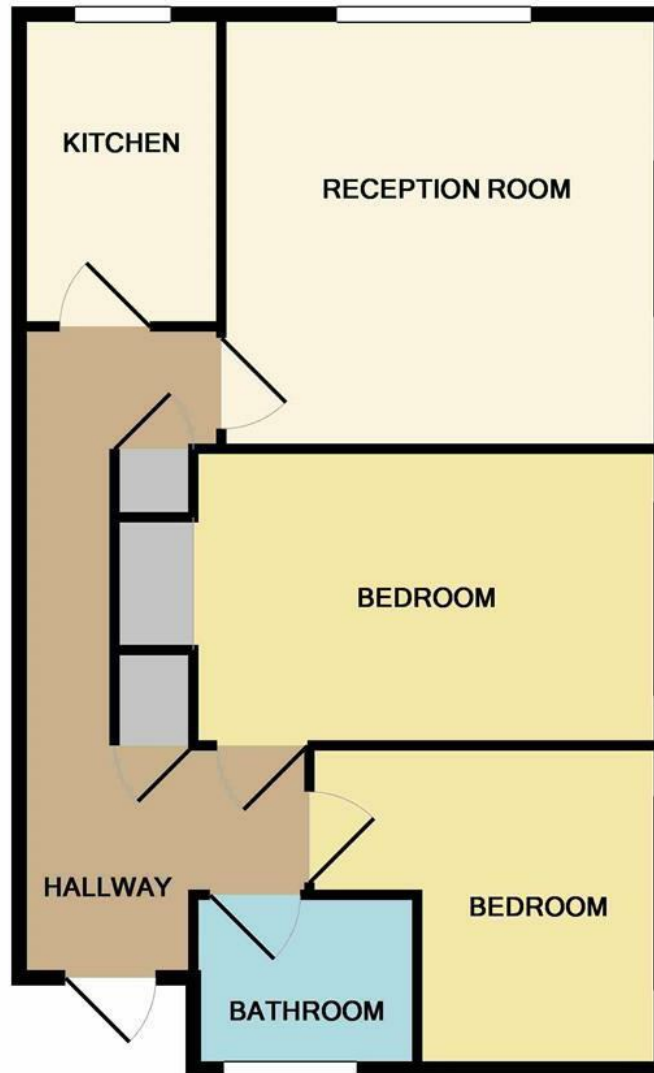
Bathroom

Agents note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are

approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding. Please note the photographs used were taken before the current tenant moved in.





TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

Made with Metropix ©2017

