



# 51a Gladstone Place, Brighton, BN2 3QE

## £1,150 PCM

SORRY! NO FURTHER VIEWINGS AVAILABLE DUE TO DEMAND

PET ACCEPTED.

A beautifully presented, light and bright one bedroom basement property with GARDEN.

This spacious apartment has wood floors in the lounge, double bedroom, a good size kitchen and modern bathroom, a large rear garden and front patio area.

UNFURNISHED Available 9th July 2022

Long Term Let Only

Council Tax Brighton & Hove Band: A ([brighton-hove.gov.uk](http://brighton-hove.gov.uk))

Deposit to be secured in TDS Scheme: £1,326.92

EPC C

If you were renting a property with a monthly rent of £1,150 then your total income will need to be:

£34,500

If a guarantor is required then they will also need to have a total income of:

£41,400

**maslen**  
DAVID MASLEN ESTATE AGENTS

### **Entrance Hallway**

Original floorboards, radiator and doors to

### **Reception**

Facing front, with sash bay window, original wood flooring, brick built feature wall and fireplace, radiator.

### **Bedroom**

A double bedroom with built in storage, radiator and sash window to rear.;

### **Kitchen**

A good size kitchen with a range of wall and base units, washing machine, fridge, Cooker, door to garden and door to

### **Bathroom**

A good size bathroom with bath, wash basin, low flush wc and shower over bath. window to side.

### **Patio Rear Garden**

A good size paved patio rear garden.

### **Total approx floor area**

46.1 sq.m (496 sq.ft)

### **Parking Zone V**

### **Council Tax Band A**

### **Additional Information**

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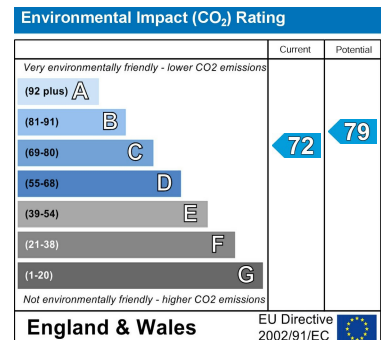
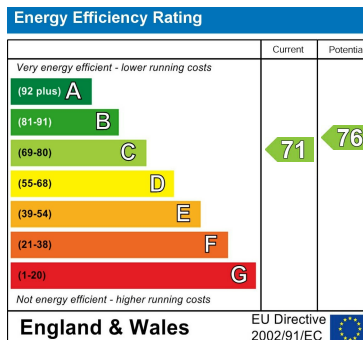






TOTAL APPROX. FLOOR AREA 46.1 SQ.M. (496 SQ.FT.)

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.  
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### IMPORTANT

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### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
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