



## York Place, Brighton, BN1 4GU

**£950 Per month**



- Available now
- Single occupancy only
- Space and Plumbing for W/M
- Close to Brighton train station

- Central Location
- Large Studio Room
- Bath with over head Shower
- Bus links to Universities, City Centre and surrounding area

# York Place, Brighton, BN1 4GU

## £950 Per month



### Summary

A fantastic opportunity to acquire this well presented, studio flat which is ideally located within walking distance of Brighton City Centre, direct bus links to universities and Brighton train station.

The flat comprises a large double studio room and an open plan kitchen which includes an integrated oven and hob, plenty of cupboard space and plumbing for a washing machine. There is also a private bathroom, fitted with a bath and overhead shower.

Located opposite the picturesque St Peters Church and close to London Road which has many local amenities to offer such as supermarkets Aldi and Iceland, cafes, bars and restaurants. Sainsburys supermarket is also a short walk from the property.

### Studio Room

12'5 x 23'6 (3.78m x 7.16m)

Large bright studio room, bay windows with bench area.  
Neutral Kitchen including oven and hob, space and plumbing for W/m and Fridge. Grey Carpet, white walls.

### Bathroom

Large L Shaped bathroom. Bath with over head Shower, Wash hand Basin, Toilet, heated towel rail

### Useful Information

Council Tax -A

Parking Zone - Y

EPC - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

