

**TO LET**



**Lawrence House, Hempstead Road**  
**£1,100 pcm**

  
**MARTIN & CO**

# Lawrence House, Hempstead Road

Ground Floor Apartment,  
2 bedroom, 1 bathroom

£1,100 pcm

Date available: Available Now

Deposit: £1,269

Unfurnished

Council Tax band: B

- Virtual Tour Available
- Two Double Bedrooms
- Ground Floor Flat
- Close Proximity to Town Centre
- UPVC Double Glazing
- Gas Central Heating

A desirable ground floor two bedroom flat. The property is situated within close proximity to Uckfield Town Centre and railway station. The property benefits from UPVC double glazing throughout, Two double bedrooms and gas central heating

Available Date - 9th August 2024

Holding Deposit - £253.00

Rent - £1100pcm

Deposit - £1269

Council Tax Band – 'B'



Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Superfast available (according to Ofcom)

Mobile Signal Coverage – Likely (according to Ofcom)

Parking – Street

#### COMMUNAL ENTRANCE HALL

LOUNGE/DINER 15' 5" x 14' 9" (4.72m x 4.52m) Spacious room with built in storage cupboard

KITCHEN 10' 3" x 7' 11" (3.14m x 2.42m) Fitted with a range of modern eye level and base units. Fan assisted twin electric oven, integral microwave and induction hob. Solid tiled flooring

BEDROOM ONE 13' 9" x 11' 8" (4.2m x 3.58m) Spacious double bedroom with built in wardrobe

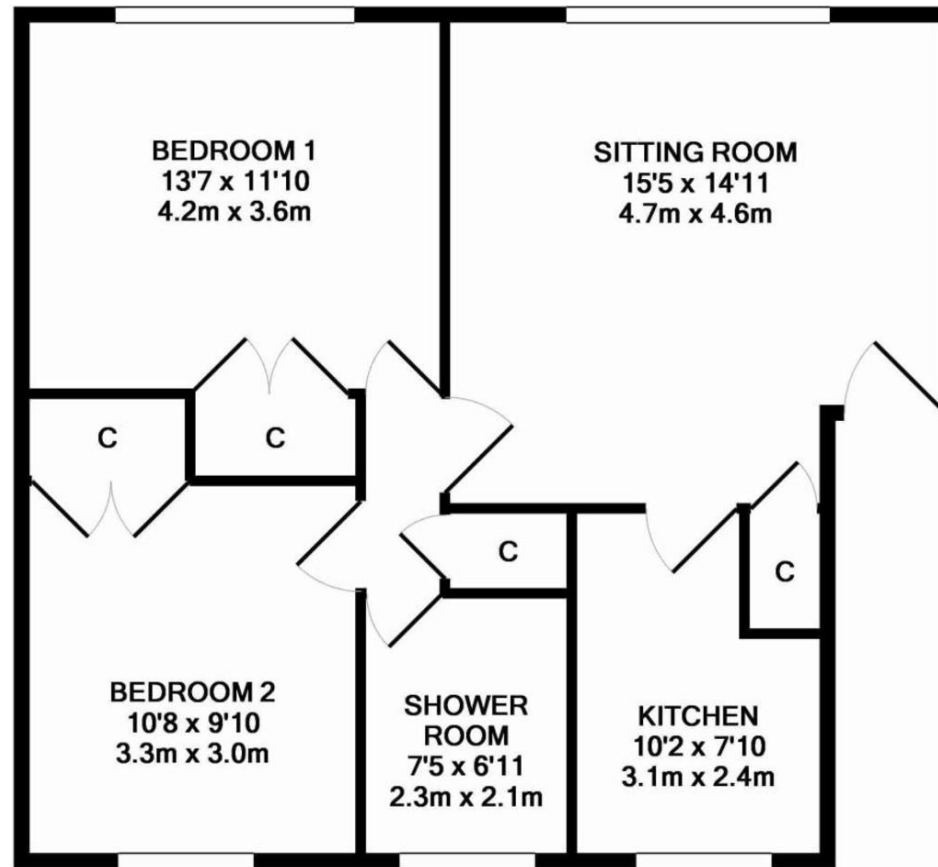
BEDROOM TWO 9' 11" x 10' 8" (3.03m x 3.27m) Double bedroom with built in wardrobe

SHOWER ROOM Fully tiled room with walk in shower. Heated towel rail.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





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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## Martin & Co Uckfield

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