

**TO LET**



**Bramley Avenue, Horam**  
**£950 pcm**

  
**MARTIN&CO**



## Bramley Avenue, Horam

Ground Floor Flat,  
1 bedroom, 1 bathroom

£950 pcm

Date available: 27th July 2024

Deposit: £1,096

Unfurnished

Council Tax band:

- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Dual Aspect Living Room

Available Date - End July 2024

Holding Deposit - £219.00

Rent - £950pcm

Deposit - £1096.00

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/limited indoor and Likely



outdoor (According to Ofcom)  
 Parking – Allocated parking space

**ENTRANCE HALL**

**LIVING ROOM** 15' 7" x 16' 11" (4.77m x 5.17m) Light and airy dual aspect room with UPVC double glazed windows

**KITCHEN** 8' 0" x 8' 2" (2.46m x 2.51m) Integrated fridge freezer, electric oven and ring gas hob with extractor hood. Stainless steel one and a half bowl sink and drainer.

**BATHROOM** Modern bathroom suite with a concealed WC cistem, Bath with shower over and heated towel rail.

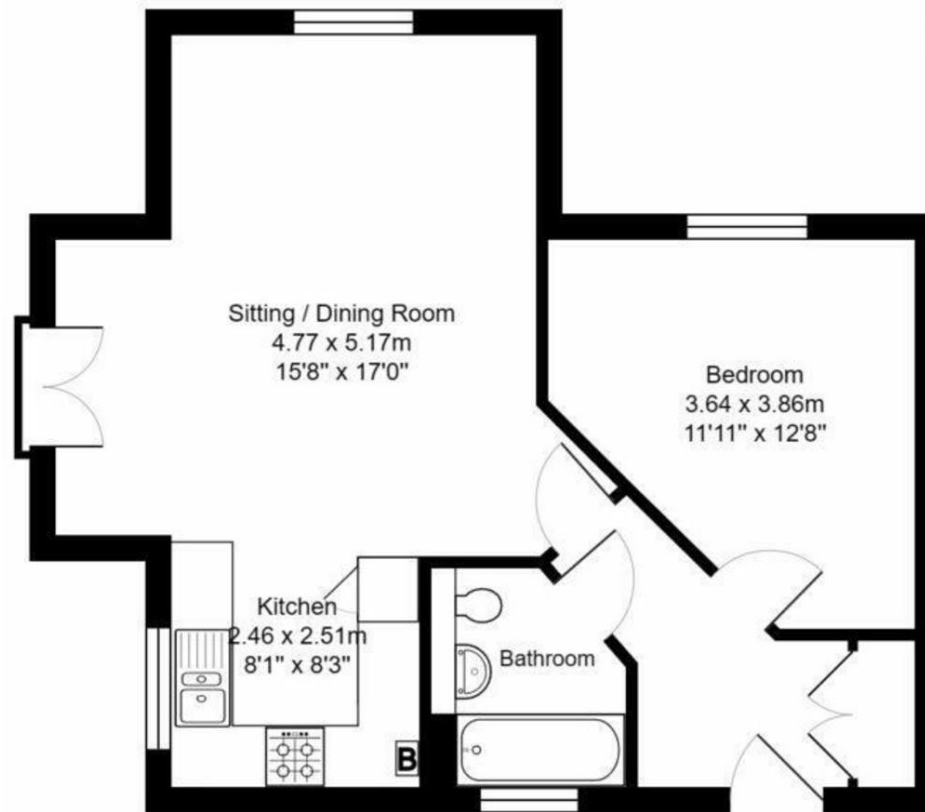
**BEDROOM** 11' 11" x 12' 7" (3.64m x 3.86m) Double bedroom

**OUTSIDE** Intercom entry system connected to the apartment and allocated parking space. (There are also guest parking spaces available).



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

Bramley Avenue, TN21 0FN



Second Floor Flat

Total Area: 50.8 m<sup>2</sup> ... 546 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Martin & Co Uckfield

94c High Street • Uckfield • TN22 1PU  
T: 01825 744033 • E: uckfield@martinco.com

# 01825 744033

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.