

50 St James Street
Brighton
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Richmond Road

We are pleased to be able to offer this one bedroom self contained, flat in the charming Roundhill Conservation area.

The property has a lounge with modern fitted kitchen with fridge, oven and hob. Separate bedroom and modern fitted shower room with w.c. and basin. High ceilings are a lovely feature. Gas central heating.

There is also a communal laundry room with washing machine and drying facilities.

There is an additional £300pcm payment for all bills including gas, electricity, water, council tax and wifi.

The flat will be available immediately on an unfurnished basis
EPC Rating: D

£1,050 Per Month

[www\(tpsb.co.uk](http://www(tpsb.co.uk)



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

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |