

**Trafalgar Court, Red Barn Road, Brighton
CO7 0HX**

Monthly Rental Of £900.00

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brighton, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

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- **GROUND FLOOR SPLIT LEVEL FLAT**
- **TWO BEDROOMS**
- **MAIN BEDROOM WITH JULIET BALCONY**
- **LOUNGE**
- **FITTED KITCHEN**
- **BATHROOM**
- **CONVENIENT LOCATION**
- **ALLOCATED PARKING SPACE**
- **DEPOSIT REQUIRED**
- **AVAILABLE 18th JULY**

**** TWO BEDROOM DUPLEX FLAT ****

This contemporary two bedroom split level ground floor flat, is located within walking distance to the Town Centre, schools and shops. The accommodation includes a light and airy lounge, two good sized bedrooms, main bedroom with Juliet Balcony, fitted kitchen and bathroom. There is communal outside space as well as an allocated parking space.

**** Available from 18th July ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor required

No pets

Non-smokers only

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The accommodation with approximate room sizes are as follows:

KITCHEN

9' 11" x 8' 3" (3.02m x 2.51m)

Range of white wall and base units with roll top work surface, single stainless steel sink/drainage unit, single oven with electric hob and extractor fan above, integrated fridge/freezer, space for washing machine, cupboard housing hot water tank with slatted shelves, part tiled walls and tiled floor, floating shelf, underfloor heating

LOUNGE

17' 7" x 13' 2" (5.36m x 4.01m)

Window to front and French doors to access, laminate wood flooring, wall mounted electric fire,

BEDROOM 1

17' 7" x 9' 3" (5.36m x 2.82m)

Window front with French door to Juliett Balcony, carpet, underfloor heating

BEDROOM 2

9' 6" x 8' 11" (2.89m x 2.72m)

Window to rear, laminate flooring, underfloor heating

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, extractor fan, part tiled walls and tiled floor, underfloor heating

ENTRANCE

via security communal entrance

OUTSIDE

Allocated parking space and communal grounds

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