



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PER MONTH

**£1,550 Per Month**

**Montpelier Road**

Brighton, BN1 3BD

## PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer for rent this two double bedroom, furnished apartment on Montpelier Road.

Located on the first floor of this stunning period building, the property is ideally located being a short walk away from the seafront, Churchill Square and Brighton Mainline Station.

As you enter the property, the large lounge is well presented with all you need to just move straight in. The large ceiling to floor windows allow for ample natural light and the high ceilings make it feel very spacious. These large windows open up for those amazing summer days with 3 Juliet style balconies.

The open plan kitchen is fitted with a range of wall and base units, electric hob and oven, large fridge freezer and washing machine.

Both bedrooms are good size doubles, each with a double bed and a clothes rail.

Finally the bathroom has a shower over bath, wc and wash basin.

The property also benefits from gas central heating throughout and is available to rent from 21st January! Call today to avoid disappointment!

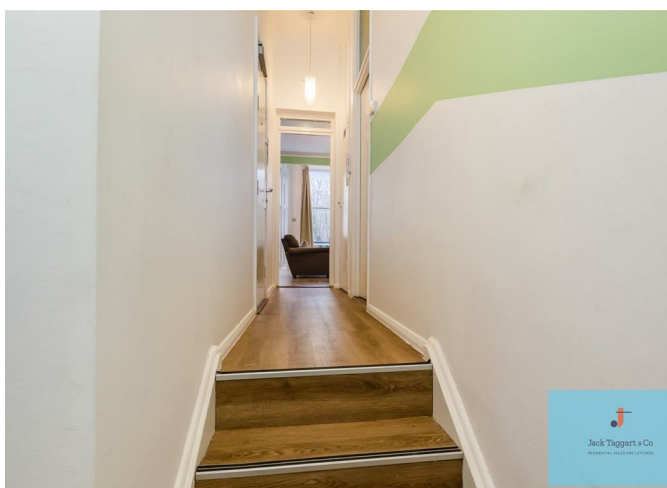
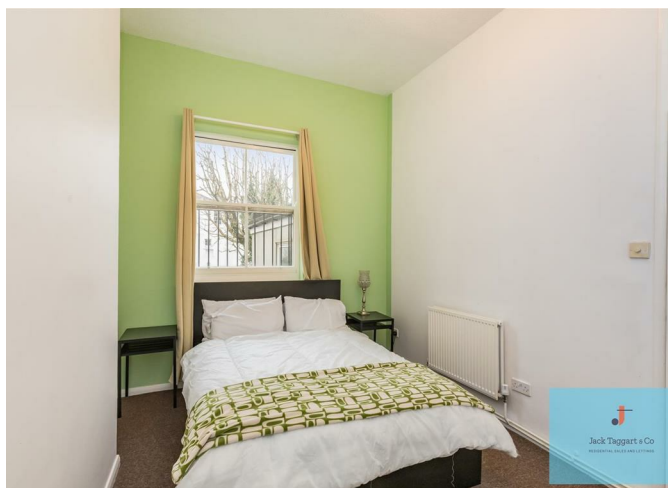
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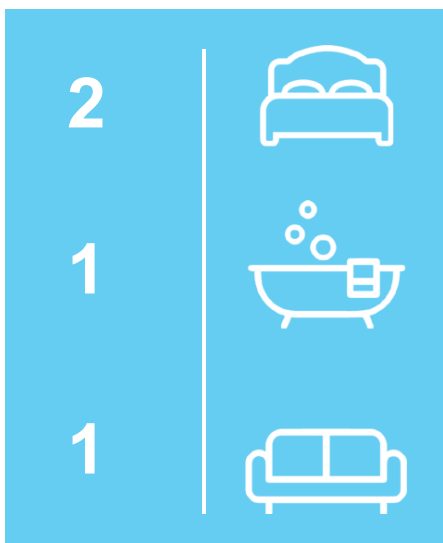
# Montpelier Road



Approximate Floor Area  
647.01 sq ft  
(60.11 sq m)

Approximate Gross Internal Area = 60.11 sq m / 647.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



| 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>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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