



Flat

# FLAT 4, 45 EGREMONT PLACE, BRIGHTON, BN2 0GB

Per month

**£1,050**

## FEATURES



# 1 Bedroom Flat located in Brighton

Call us on

**07545 384748**

[oliveristedlettings@outlook.com](mailto:oliveristedlettings@outlook.com)

AVAILABLE NOW!! Centrally located modern one bedroom first floor flat. The property consists of a good size double bedroom, spacious lounge with modern fitted kitchen and a fully tiled bathroom. GFCH and double glazed throughout. Located within walking distance of St James's Street, Old Steine with direct bus links to both Universities, Queens Park, City Centre, Laines, Seafront, Royal Sussex County Hospital and all amenities. EPC – C Council Tax Band A.

**Council Tax Band**

**A**

| 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 |  |

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 are advised to recheck the measurements.

