

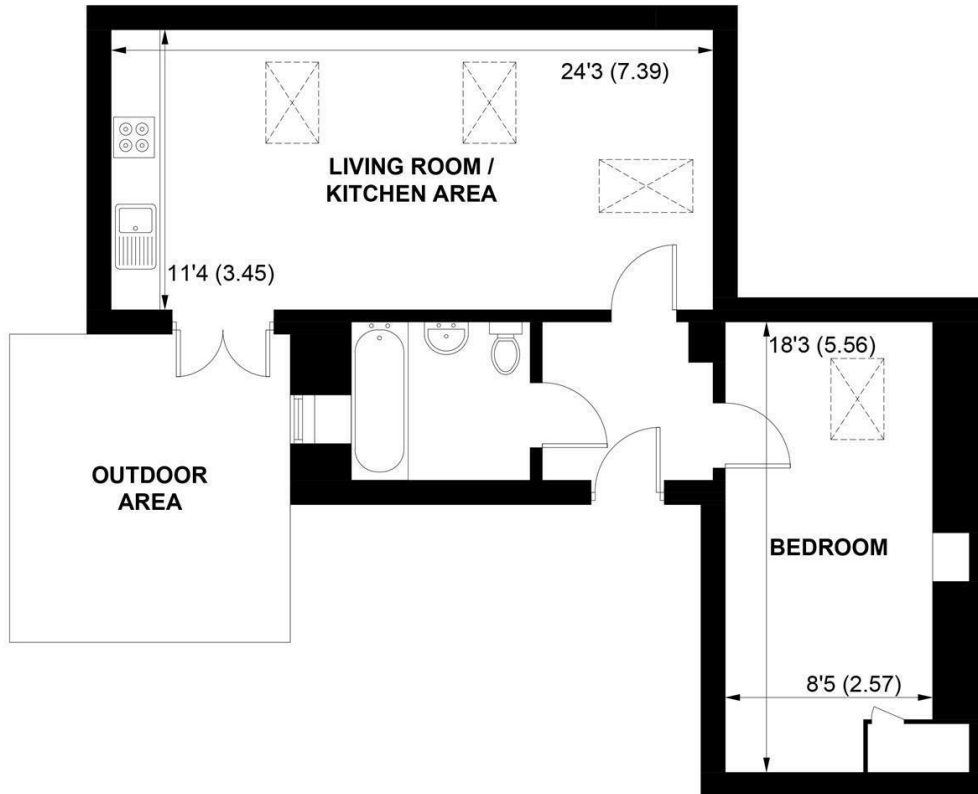
SW

Stuart Williams



15 MONTCLAIR HOUSE, 19 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 1DN





APPROXIMATE GROSS INTERNAL AREA = 540 SQ FT / 50.2 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams**

£1,095 PCM

15 MONTCLAIR HOUSE, 19,
SOUTHGATE,
CHICHESTER,

- Fantastic Modern Apartment
- City Centre Location
- Intercom Door Entry System
- Lift Access
- Double Bedroom
- Stylish Kitchen/Sitting Room
- Contemporary Bathroom
- Roof Terrace
- Deposit: Five Weeks' Rent

EPC RATING

Current = D

Potential = D

COUNCIL TAX BAND

Band = C

This wonderful apartment is finished to a high standard and is fitted with high gloss quality kitchens, incorporating composite worktops and integrated appliances. Presented as the "show flat" of the development, it combines style with generous accommodation, and an outstanding feature is the roof terrace, which can accommodate a table and chairs.

The bathroom has white sanitary ware, designer taps, accessories and stainless steel/chrome finished heated towel rails with porcelain floor & wall tiles.

The bedroom is a good double room and the open plan nature of the kitchen and living area gives it a stylish, contemporary feel.

The apartment is heated by a high efficiency electric underfloor heating system.

There is no official parking with the property, but permit parking is available from various car parks nearby, or permits from the local Council.

Please note a contribution of £100pcm is payable in addition to the rent towards gas, water and wastewater charges, which are supplied via a central boiler system and billed directly to the Landlord.

From our office in Southgate, head in a northerly direction in to the town centre. The apartments can be found opposite 'Arties Kitchen'.

There is also a rear entrance, accessed off Deanery Close.

The property is situated at the bottom end of South Street, just a stone's throw from the train station

and also within a short stroll from the shops and restaurants in South Street.

Westgate Leisure Centre is also close by, as is Waitrose.

The city has a good range of shops and eateries, along with cultural amenities which include Pallant House Gallery and also Chichester Festival Theatre.

Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

