

**RUSH
WITT &
WILSON**



**Flat 5 13 Markwick Terrace, St. Leonards-On-Sea, East Sussex TN38 0RE
£975 Per Month**

Rush Witt & Wilson are excited to offer this well presented light and airy two bedroom top floor apartment with sea views to the front and roof top views across St Leonards to the rear. The property has gas central heating and is located in the popular Markwick Terrace area with easy roadside parking. . EPC rating C: Council Tax band A.

Accommodation comprises: Entrance hallway with storage, large lounge with feature windows, open plan kitchen with cooker & washer/dryer, large double bedroom and second smaller double bedroom, both with storage. Lastly a modern family bathroom. Terms £995 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424)446916/430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Reception

Large Lounge (Large Lounge)

Bedroom

Double (Double)

Bedroom

Small Double (Small Double)

Kitchen

Open Plan (Open Plan)

Agents Notes

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at

Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ . According to the gov.uk website the property is located in an area at high risk of flooding from surface water or very low risk of flooding from rivers & seas. Please note this flat is on the top floor. Redecoration and maintenance works to front of building due this year will involve scaffolding.

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	





