


**40 Baldslow Road, Hastings, TN34 2EY**
**£950 Per Month**

First-floor two-bedroom converted flat, perfectly situated just a short stroll from the bustling town centre and the scenic Alexandra Park. This delightful property offers excellent value, featuring off-road parking for your convenience .
Inside, you'll find a welcoming entrance hall leading to a spacious lounge with a separate kitchen , two comfortable bedrooms and a well-appointed bathroom. EPC Rating of E and Council Tax Band A.

Terms: Deposit £1096 , 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 (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

**Reception**
13'10" x 12'4" (4.22 x 3.76)

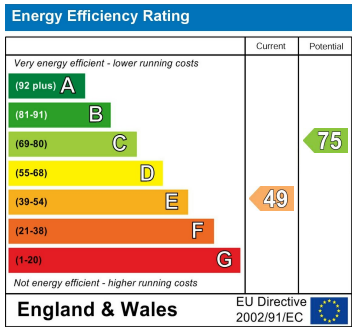
**Bedroom**
13'10" x 8'6" (4.22 x 2.59)

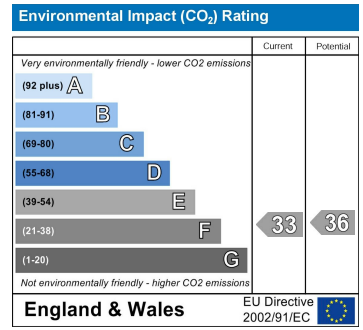
**Bedroom**
9'0" x 6'0" (2.74 x 1.83)

**Kitchen**
10'4" x 6'2" (3.15 x 1.88)

**Bathroom**

**Agents note**
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. Please kindly note the tenants allocated parking space is accessed from the front of the property via a low curb. 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 very low risk of flooding from surface water and rivers and seas.



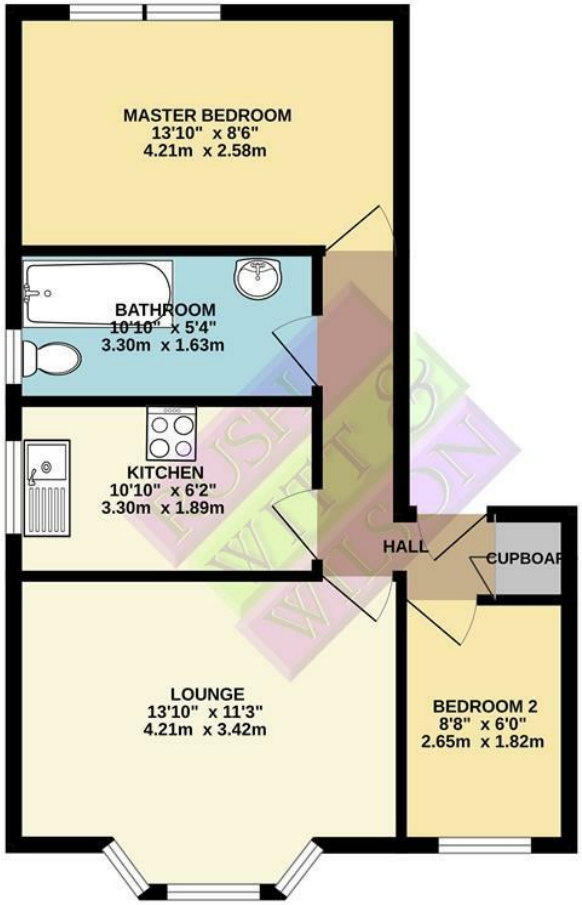










FIRST FLOOR
489 sq.ft. (45.4 sq.m.) approx.




TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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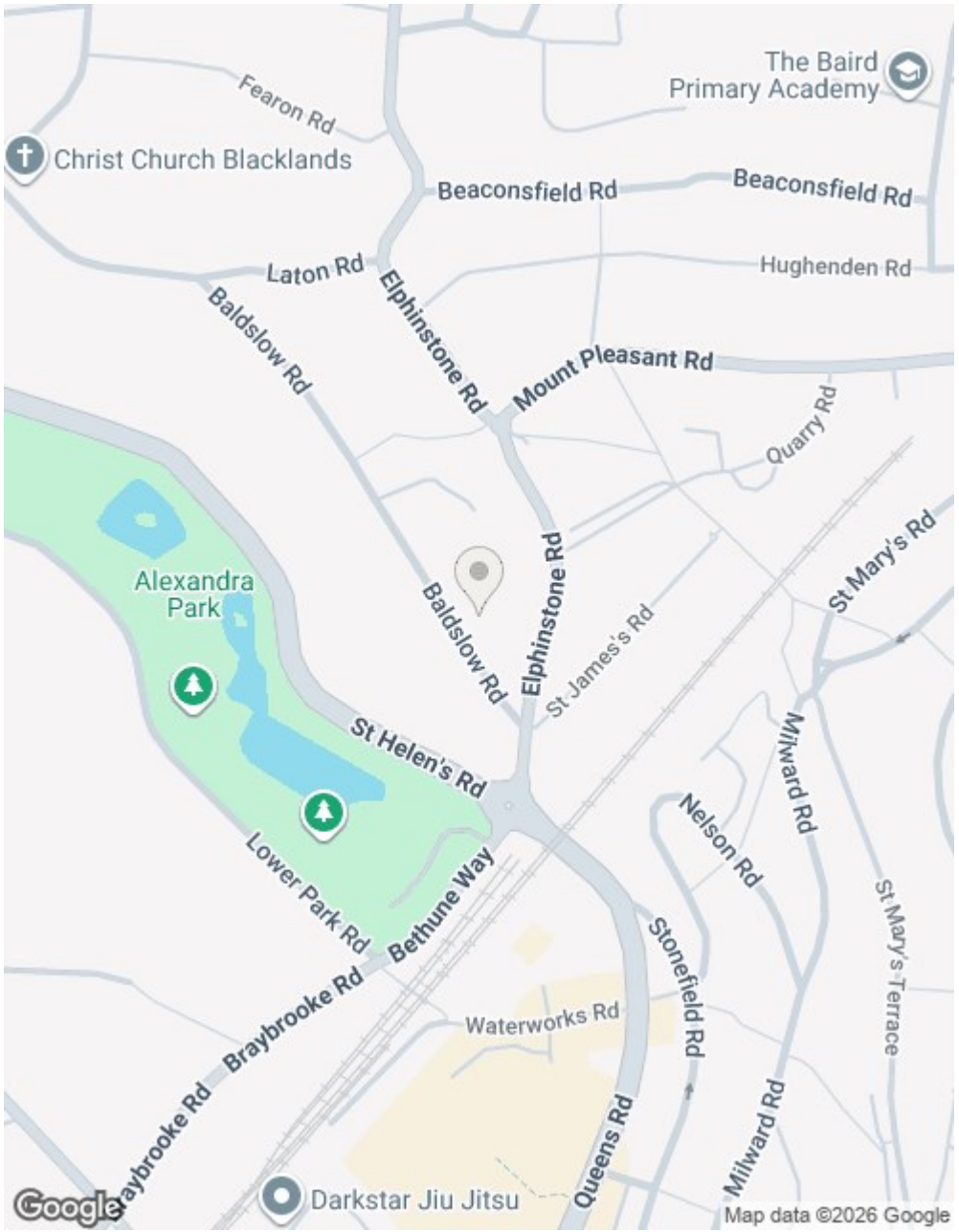


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