

**TO LET**



**Regency Close, Uckfield**  
**£1,000 pcm**

  
**MARTIN&CO**

## Regency Close, Uckfield

Ground Floor Flat,  
2 bedroom, 1 bathroom

£1,000 pcm

Date available: Available Now

Deposit: £1,153

Unfurnished

Council Tax band: C

- Ground Floor Flat
- Close Proximity to Town Centre
- Modern Kitchen
- Two Bedrooms
- Double Glazing Throughout

Available Date - NOW

Holding Deposit - £230.00

Rent - £1000pcm

Deposit - £1153.00

Council Tax Band – 'C'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Electric

Broadband – Superfast available (According to Ofcom)

Mobile Signal Coverage – Likely indoor and outdoor



(According to Ofcom)

Parking – Street

## GROUND FLOOR

ENTRANCE HALL Storage cupboard

LOUNGE 12' 2" x 11' 8" (3.71m x 3.56m) Spacious room with feature gas fireplace. Sliding doors leading to rear garden area

KITCHEN/BREAKFAST ROOM Fitted with a range of modern eye level and base units. Appliances include: gas hob, electric oven, fridge/freezer, washer dryer and dishwasher

BATHROOM Walk in shower with assisted seat

BEDROOM ONE 12' 4" x 9' 0" (3.76m x 2.74m) Double bedroom with fitted wardrobes

BEDROOM TWO 12' 2" x 5' 6" (3.71m x 1.68m) Single bedroom

OUTSIDE Patio area with access to communal garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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## Martin & Co Uckfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

