



9A, Roundhill Crescent, Brighton, BN2 3FQ

Spencer
& Leigh

9A, Roundhill Crescent,
Brighton, BN2 3FQ

£1,195 Per Month -

- Spacious one bedroom apartment
- Entire lower ground floor
- Private rear courtyard
- Lounge with open plan kitchen
- Large bedroom
- Bathroom with shower over bath
- Freshly decorated prior to new tenancy
- Unfurnished
- Available early October
- Internal viewing recommended

This one double bedroom apartment occupies the entire lower ground floor of this attractive period building and will be freshly decorated before a new tenancy begins. We particularly liked the secluded rear courtyard and the added benefit of a private street entrance. There is a Southerly aspect lounge, an open plan fitted kitchen, a white bathroom suite and spacious double bedroom measuring 12'9 x 14'6. An added benefit is the useful storage room/ utility which houses plumbing for a washing machine. The apartment is available from early October. Conveniently, there is gas fired central heating in-situ. The location is particularly pleasant and is only a ten minute walk to London Road Station. The Level and London Road, with their trendy bars and restaurants are only a short walk away. COUNCIL TAX - BAND B.



The Roundhill area has many benefits being within walking distance of the city centre and all its amenities. All travel networks are also within easy reach. In years gone by in place of Roundhill was Tower Mill, otherwise known as Round Hill Mill or Cuttress's Mill. This was one of the largest windmills in the country and was dismantled in 1913 with 50,000 of its bricks used in the construction of the first houses built in the Roundhill area.



Porch
Entrance Hall
Lounge
14'7" x 14'1"
Kitchen
10'47 x 6'02
Bedroom
12'09 x 14'61
Bathroom
5'57 x 6'53



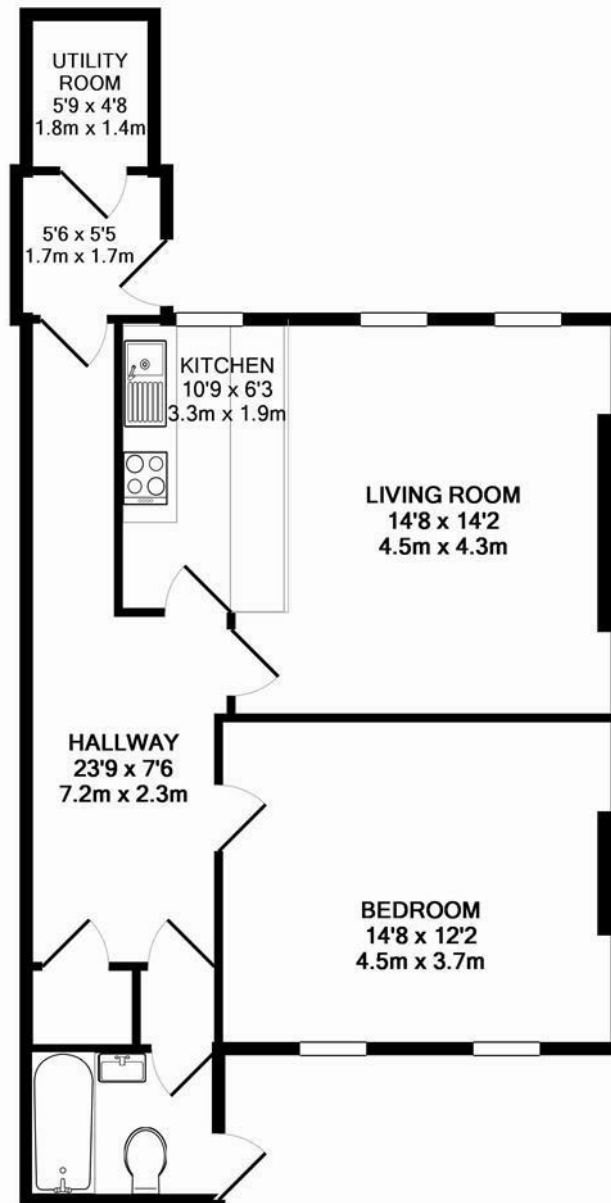
Council:- Btn & Hove
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	



Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)
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