



## 15 Sceptre Tower Gate, Brighton, BN1 6WT

£1,495 Per month

Maslen Letting Agents is delighted to offer in the very popular Tower Gate development off London Road, is this stylish, modern two bedroom second floor purpose built apartment. The building has a lift to all floors and the flat has lounge with open plan kitchen, washing machine and fridge freezer, electric hob, oven and grill, two bedrooms and a large modern bathroom. Deposit £1650. EPC Rating C. Council Tax Band C. The property is unfurnished and available from August.

**Entrance Hallway**

Entry phone, storage cupboard and doors to

**Lounge/Open Plan Kitchen**

16'0" x 9'7" (4.89 x 2.94 )

A long eaved room with neutrally decorated walls, radiator and window to side

**Open Plan Kitchen**

Wall and base units with Washing machine, fridge freezer, electric hob, oven and grill and space for a dishwasher,

**Bedroom One**

16'0" x 8'10" (4.89 x 2.70)

Double glazed window. Radiator.

**Bedroom Two**

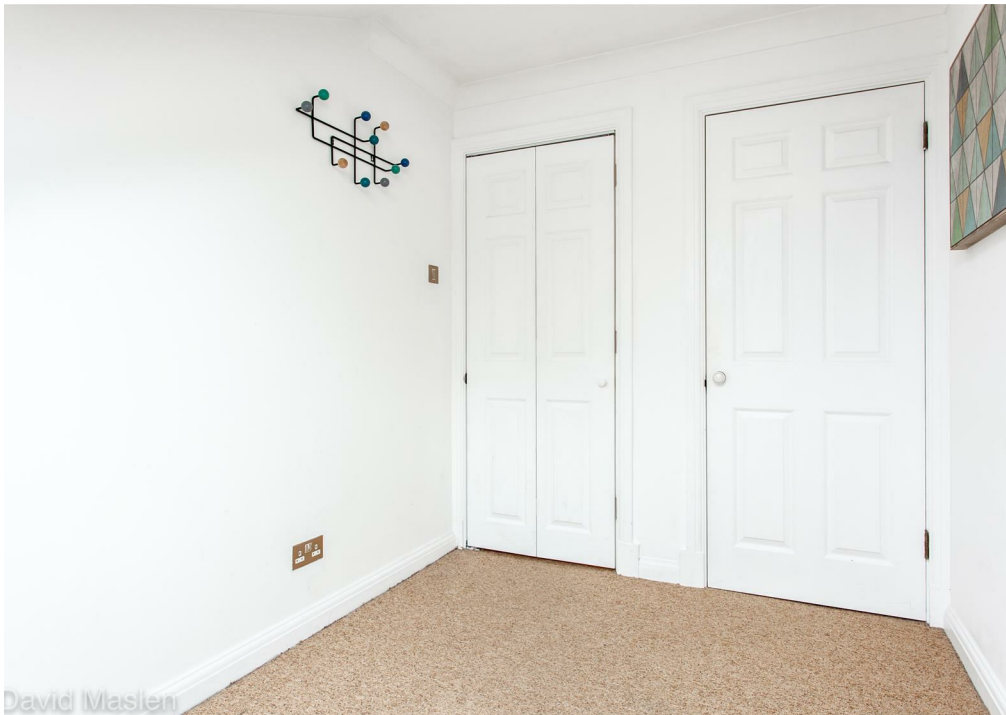
10'4" x 6'9" (3.15 x 2.06)

Double glazed window. Radiator. Built in storage cupboard.

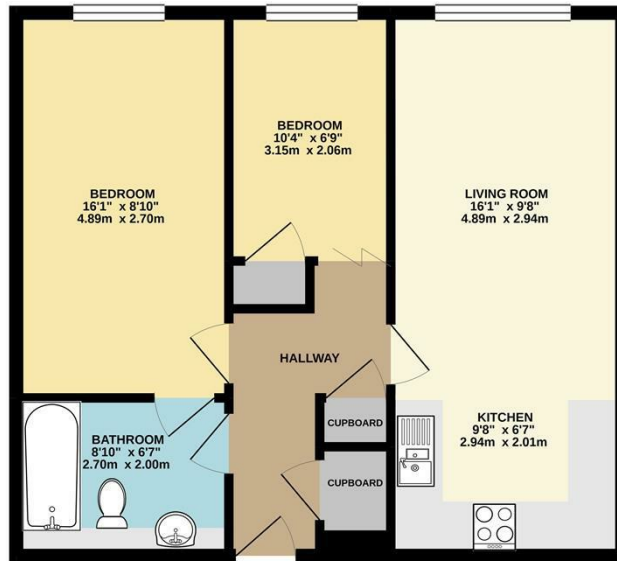
**Bathroom**

A good size bathroom with bath and overhead shower, low flush WC and hand basin, extractor fan

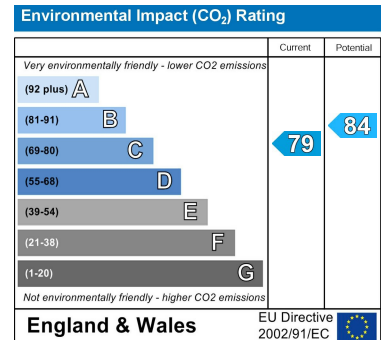
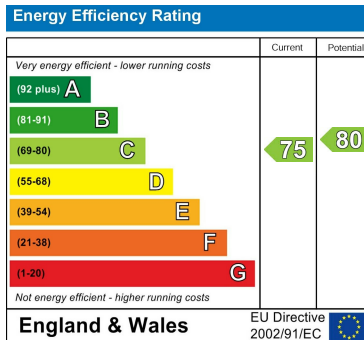
**Council Tax Band C**



SECOND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made for their operability or efficiency can be given.  
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**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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