



OAKFIELD



Martin Court, Hastings, TN34 1DY

£1,100 Per Calendar Month



## Martin Court, Hastings, TN34 1DY

Situated within the Station Plaza development, this exceptional two-bedroom apartment offers contemporary living in the very heart of Hastings, conveniently located next to the Mainline Hastings train station.

Positioned on the third floor with both lift and stair access, the property boasts a bright and spacious open-plan living area with a fully fitted kitchen comes complete with integrated appliances including a washing machine, fridge/freezer, dishwasher, oven, and hob.

The living room benefits from doors opening onto a charming Juliet balcony, allowing for plenty of natural light and fresh air. There are also two generously sized bedrooms,

Additional amenities include secure gated entry, CCTV, parcel lockers, and optional underground parking for £25 per month.

Please note:  
An annual household income of £33,000 will be required for the affordability criteria of this property.  
The minimum tenancy length is 6 months.  
Available Now.  
Pet Friendly.





### Living Room / Kitchen

total floor area - 81'8" m sq (total floor area - 24.9 m sq)

### Bedroom One

total floor area - 39'4" m sq (total floor area - 12.0 m sq)

### Bedroom Two

total floor area - 25'7" m sq (total floor area - 7.8 m sq)

### Bathroom

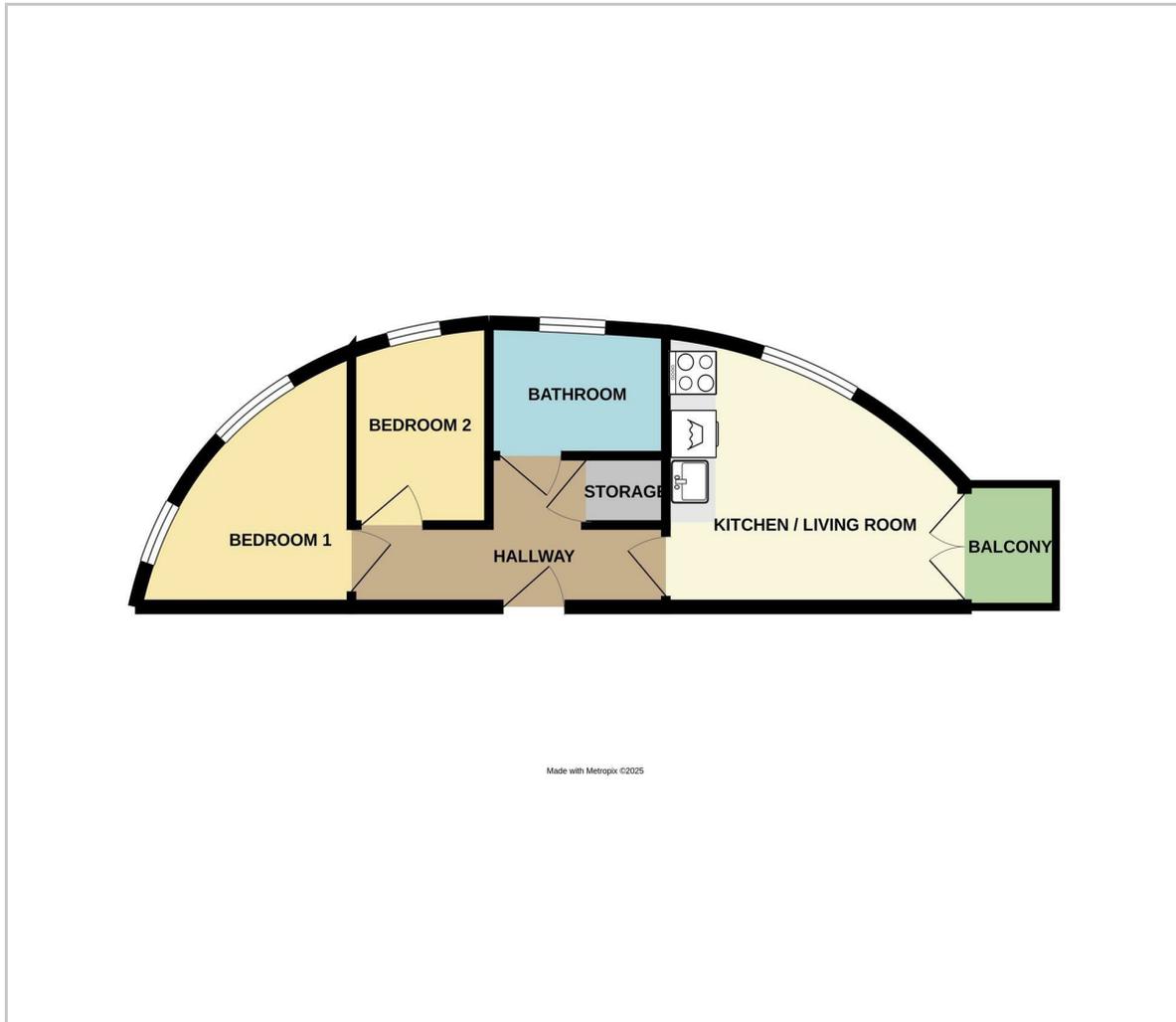
total floor area - 12'9" m sq (total floor area - 3.9 m sq)

### Balcony

Total floor area: 60.6 m sq

Council Tax Band to be confirmed

## Floor Plan

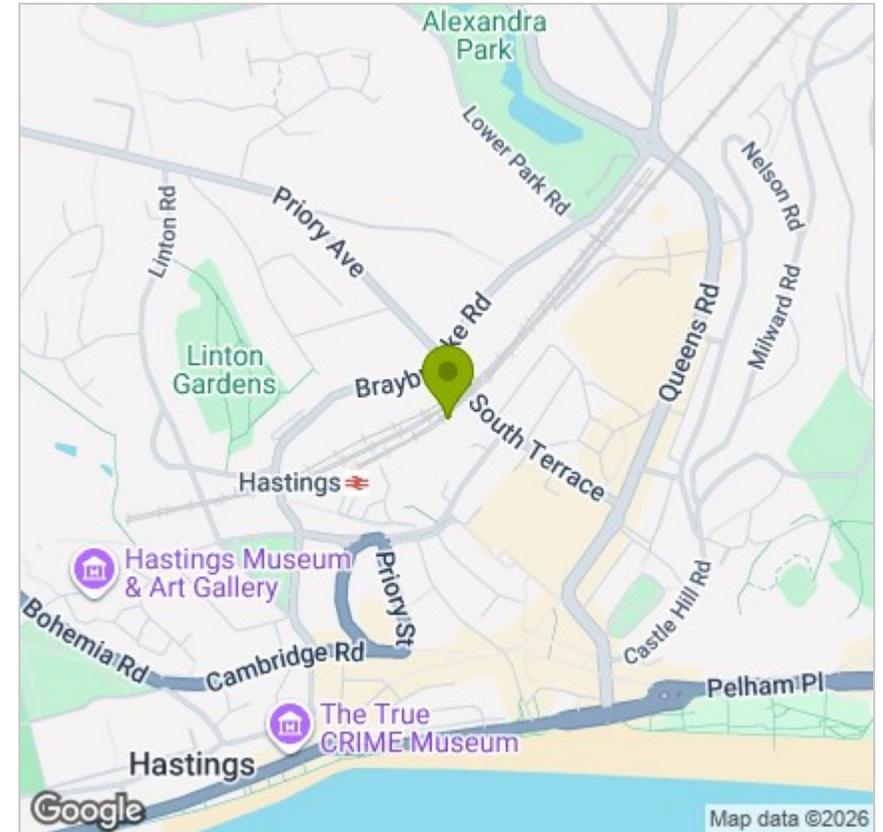


## Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	