

**RUSH  
WITT &  
WILSON**



**Miram Court Tollgates, Battle, East Sussex TN33 0JA  
£1,125 Per Month**

Situated in an extremely desirable location, & offering good access to Battle, Rush Witt & Wilson are delighted to offer a beautifully presented two bedroom ground floor apartment. Further benefitting from a communal entrance along with a private entrance to the rear, close to mainline station and Battle Town Centre, this property must be viewed to appreciate. EPC rating: C

Accommodation comprises: open plan hall into sitting room, modern fitted kitchen with built in oven & hob, two bedroom. Family bathroom with shower over bath. Terms: £1125 deposit, 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 (01424) 774440. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

**Entrance Hall**



**Sitting Room**

17'2 x 11'7 (5.23m x 3.53m)

**Kitchen**

10,3 x 10'3 (3.05m,0.91m x 3.12m)

**Bedroom One**

14'6 x 10'7 (4.42m x 3.23m)

Double glazed multi pane window to rear, radiator, built in wardrobes to one wall.

**Bedroom Two**

9'9 x 9'8 (2.97m x 2.95m)

Double glazed multi pane window to front, radiator.

**Bathroom**

Bath with mixer tap and shower over bath, inset wash hand basin into vanity unit with cupboard space under, low level w.c., ladder style heated towel rail, double glazed opaque window to side

**Agents notes**

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. 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/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area of very low risk of flooding.

Please note that the photographs used are from before the current tenant moved in.





