

**RUSH
WITT &
WILSON**



**Saffreys Court Albany Road, St. Leonards-On-Sea, TN38 0YA
£1,100 Per Month**

Rush Witt & Wilson are delighted to offer a beautifully presented & spacious 2 bedroom, purpose built flat in a sought after location with sea views. Further benefits from being NEWLY redecorated throughout, gas central heating , double glazing and with the advantage of parking & a garage. EPC rating: C & Council Tax band B.

The property comprises of Hallway, modern fitted kitchen, lounge, modern fitted bathroom, small double bedroom and a large double bedroom with fitted storage. This must be viewed to appreciate!

Terms: £1269 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) 430011. We are members of The Property

Redress Scheme and CMP (client money protect scheme CMP002697

Lounge

Kitchen

Double bedroom

Bedroom

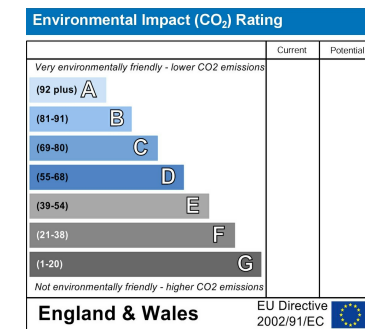
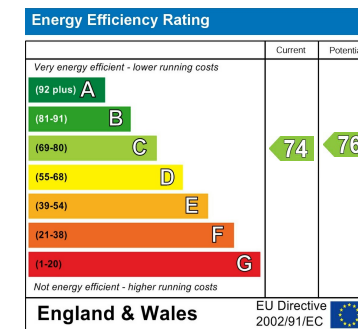
Bathroom

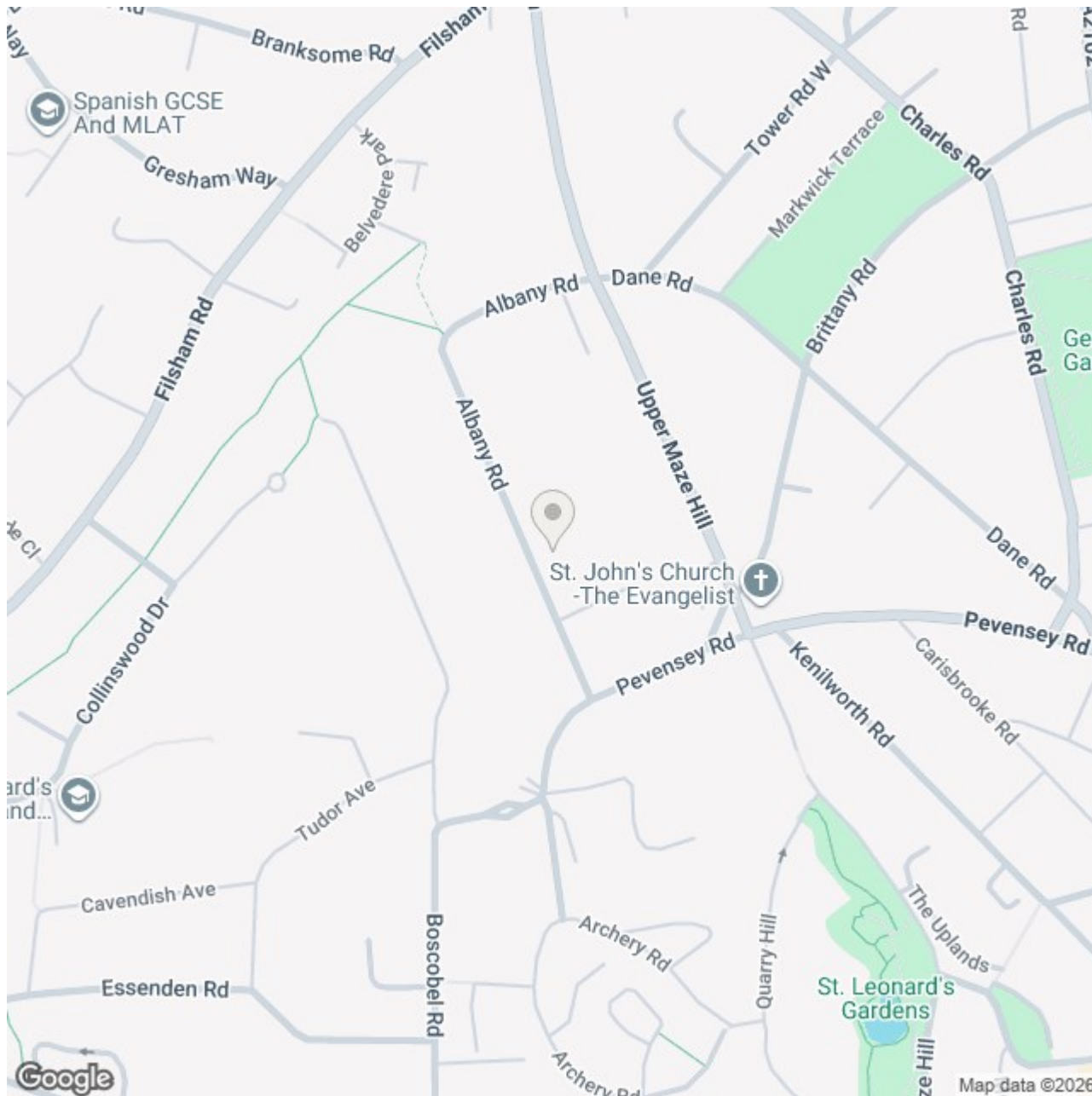
Hallway

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/ . According to the gov.uk website the property is located in an area at very low risk of flooding from surface water and rivers & seas.





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