

**RUSH
WITT &
WILSON**



**St Georges Lodge 195 The Ridge, Hastings, Sussex TN34 2AE
£950 Per Month**

A well presented ground floor apartment offering light & airy accommodation with gas central heating and situated in a sought after location. Further benefits include communal gardens and an allocated car parking space. Available from early September. EPC Rating C. Council Tax band B.

Accommodation Comprises: Entrance Hall with intercom, spacious open plan kitchen/living Room with modern fitted kitchen which will include oven & washing machine, double bedroom, small double bedroom and a modern fitted bathroom with shower over bath. Allocated parking to the front and communal gardens to the rear of the property. Terms £1169 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)446916/430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Entrance Hall

Open Plan Kitche/Reception Room

Double Bedroom

Small Double Bedroom

Family Bathroom

Agents notes

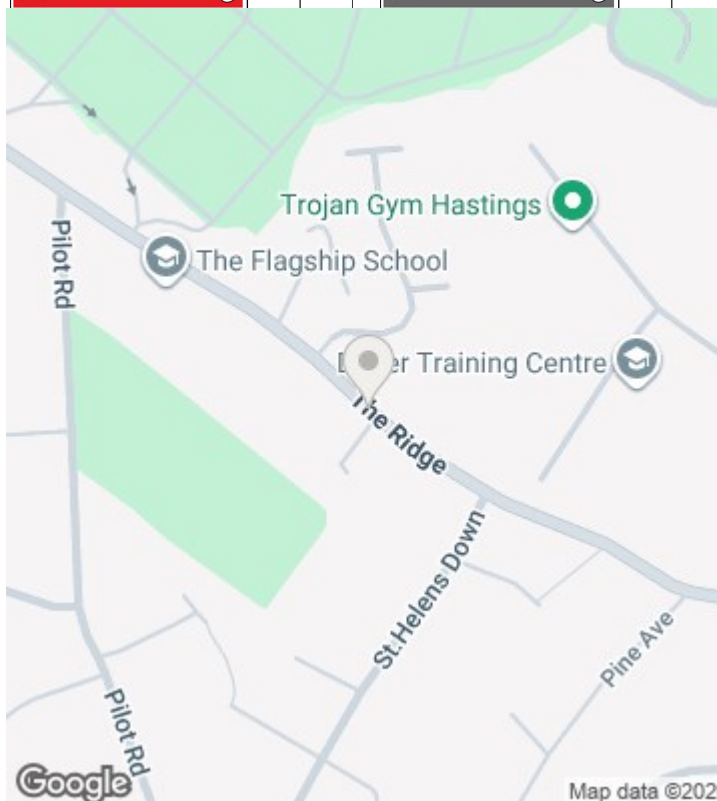
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars 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 of very low risk of surface flooding.

Please note photos were taken before last tenancy commenced,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			



Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.5 sq. feet)

