



15, Mandalay Court, BN1 8QU

**Spencer
& Leigh**

15, Mandalay Court,
, BN1 8QU

£1,250 PCM -

- Spacious one bedroom flat
- Great position on the second floor with views of the park
- Modern fitted kitchen
- White bathroom suite
- Neutrally presented interior
- Gas fired central heating
- Double glazed windows
- Available now, unfurnished
- Popular location
- Viewing recommended

Don't miss out on this fantastic opportunity to secure this spacious one bedroom apartment which has beautiful direct views of Withdean Park and has recently been redecorated throughout. There is a good size lounge with space for a dining table, a modern fitted kitchen with integrated appliances, a double bedroom with built in wardrobe space and a white bathroom suite. The apartment is available immediately and has the added benefit of gas fired central heating. The accommodation is offered on a unfurnished basis. The location is ideal for commuters to both Brighton & London due to the proximity of a mainline railway station and regular bus service to the city. Viewing is recommended. COUNCIL TAX - BAND B.



Entrance Hall

Living Room
15'8" x 11'1"

Kitchen
10'2" x 6'10"

Bedroom
15'8" x 8'10"

Bathroom
7'10" x 6'10"

Property Information

Council Tax Band B: £2,006.23 2026/2027

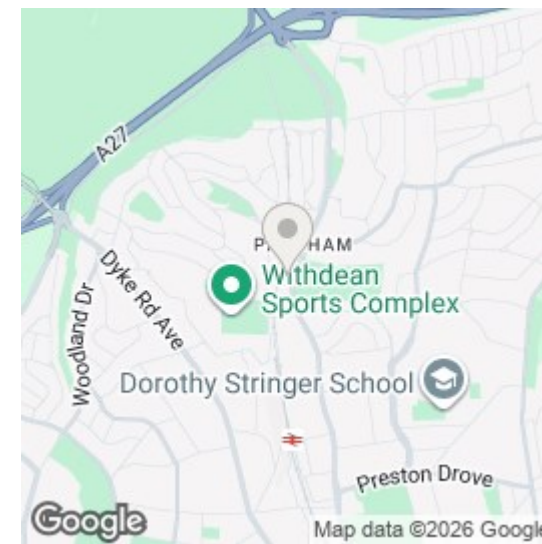
Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Allocated parking

Broadband: Standard Up to 17 Mbps, Superfast 51 Mbps,

Ultrafast Full Fibre Up to 1800 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

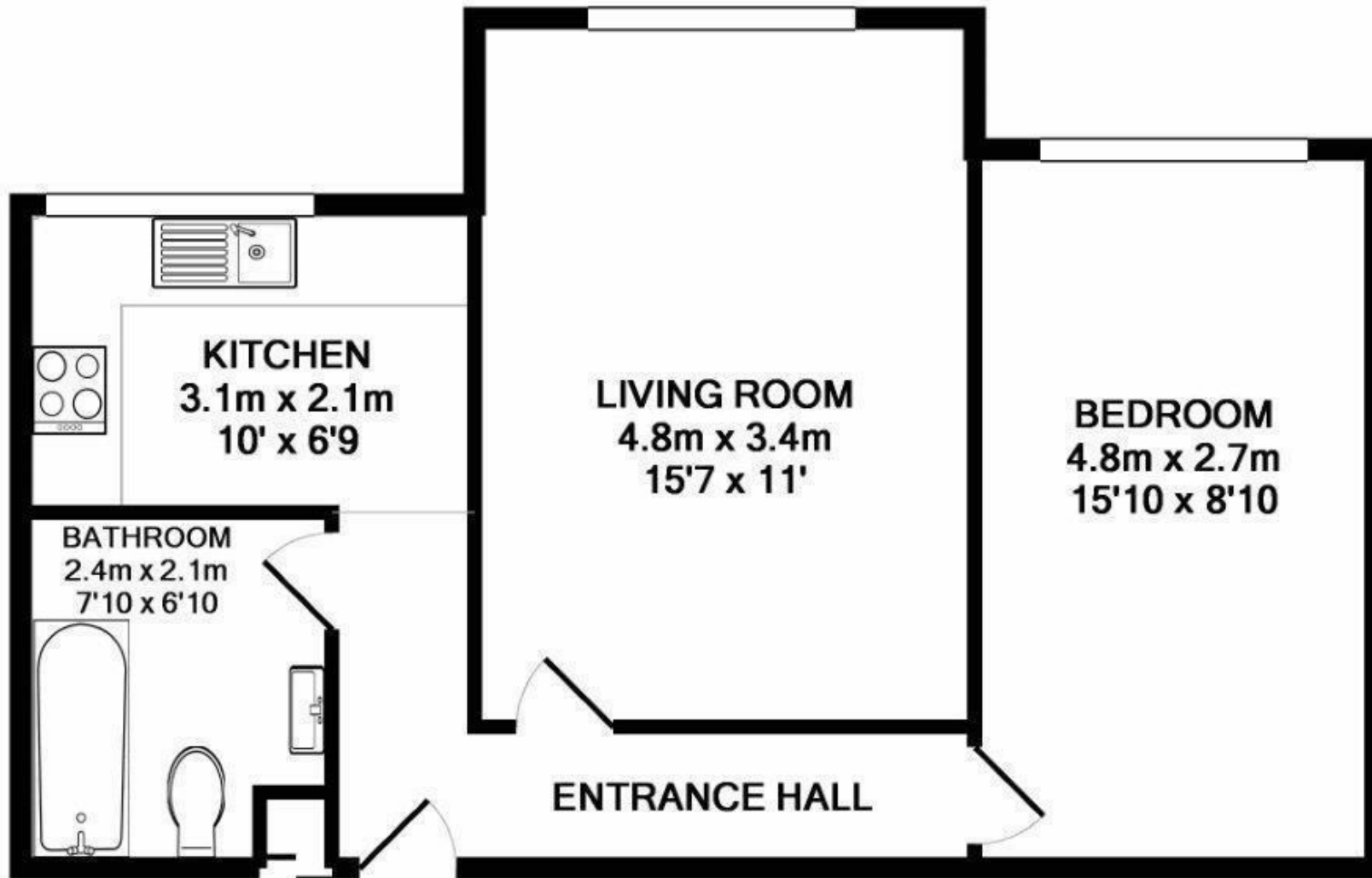
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: www.spencerandleigh.co.uk



TOTAL APPROX. FLOOR AREA 45.8 SQ.M. (493 SQ.FT.)

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