



32 HEATHER COURT, 15 MONTPELIER TERRACE, BRIGHTON, BN1 3DS

£1,600 PER MONTH

A third floor purpose built flat situated in this central location close to Montpelier Road. The property is approached via passenger lift and comprises entrance hall, two double bedrooms, separate modern kitchen, bright sunny lounge, modern bathroom.

- PURPOSE BUILT BLOCK
- GREAT CENTRAL LOCATION NEAR TO SHOPS
- SEPARATE MODERN FITTED KITCHEN
- TOP FLOOR WITH LIFT
- SUNNY LOUNGE WITH ORNAMENTAL BALCONY
- VISITOR PARKING
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN





Entrance Hall

Storage cupboard, electric heater

Lounge

East facing, bright sunny room with large picture window, electric wall heater

Kitchen

Recently fitted dark grey and cream fitted units, electric oven and hob, extractor fan, washing machine and fridge freezer

Bedroom 1

12'10" x 9'11"

East facing, electric wall heater

Bedroom 2

12'9" x 7'5"

East facing, electric wall heater

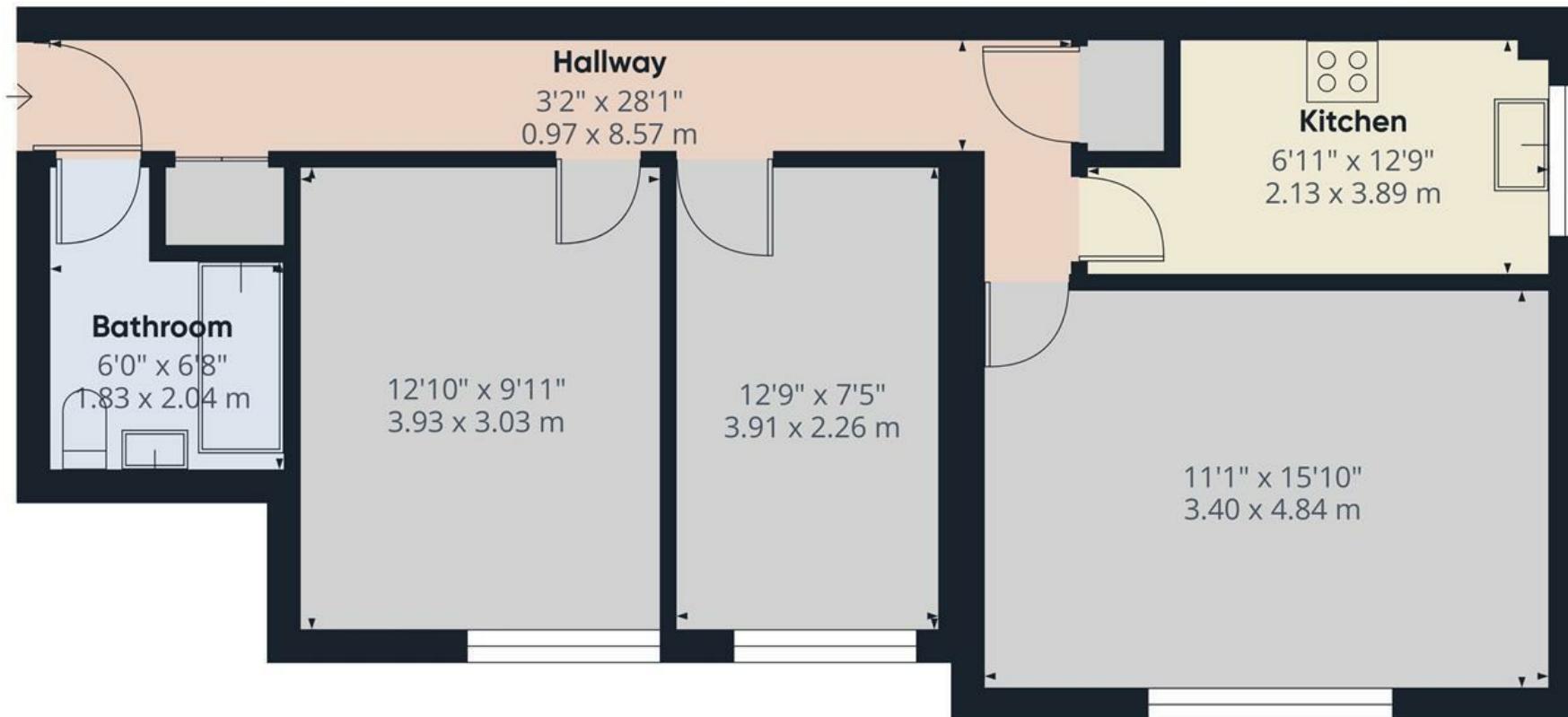
Bathroom

Modern internal bathroom with shower over bath tub

Full Description

A third floor purpose built flat situated in this central location close to Montpelier Road. The property is approached via passenger lift and comprises entrance hall, two double bedrooms, separate kitchen, bright lounge, bathroom.

Full Description.



(1) Excluding balconies and terraces

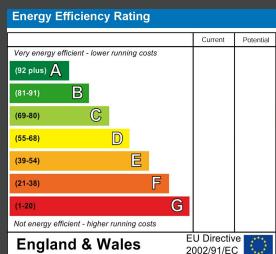
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: C
Maintenance: n/a
Lease Length: n/a
Ground Rent: n/a

Tel: 01273 323000
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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.