

TO LET



Montague Place, Brighton
£1,350 pcm


MARTIN&CO

Montague Place, Brighton

First Floor Flat ,
2 bedroom, 1 bathroom

£1,350 pcm

Date available: 21st October 2022

Deposit: £1,557

Unfurnished

Council Tax band: B

- REFUBISHED FLAT
- FIRST FLOOR FLAT
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- PLUMBING FOR WASHING MACHINE
- NEAR LOCAL SHOPS
- WITHIN 10 MINUTES WALK TO

A 2 bedroom first floor flat in a sought after location in Brighton near Kemptown village close to local shops, bus links to Brighton city centre and Brighton seafront.

The property is fully refurbished throughout to include a new kitchen, shower room, new carpets and decorated.

The property comprises of a communal hallway to the front door of flat and stairs within the flat to first floor to a spacious and light open plan fully fitted and new kitchen area that leads to the living room. New shower room with



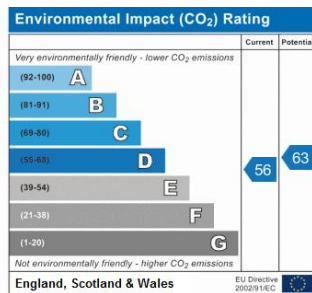
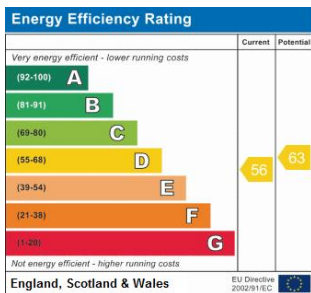
plumbing for a washing machine.

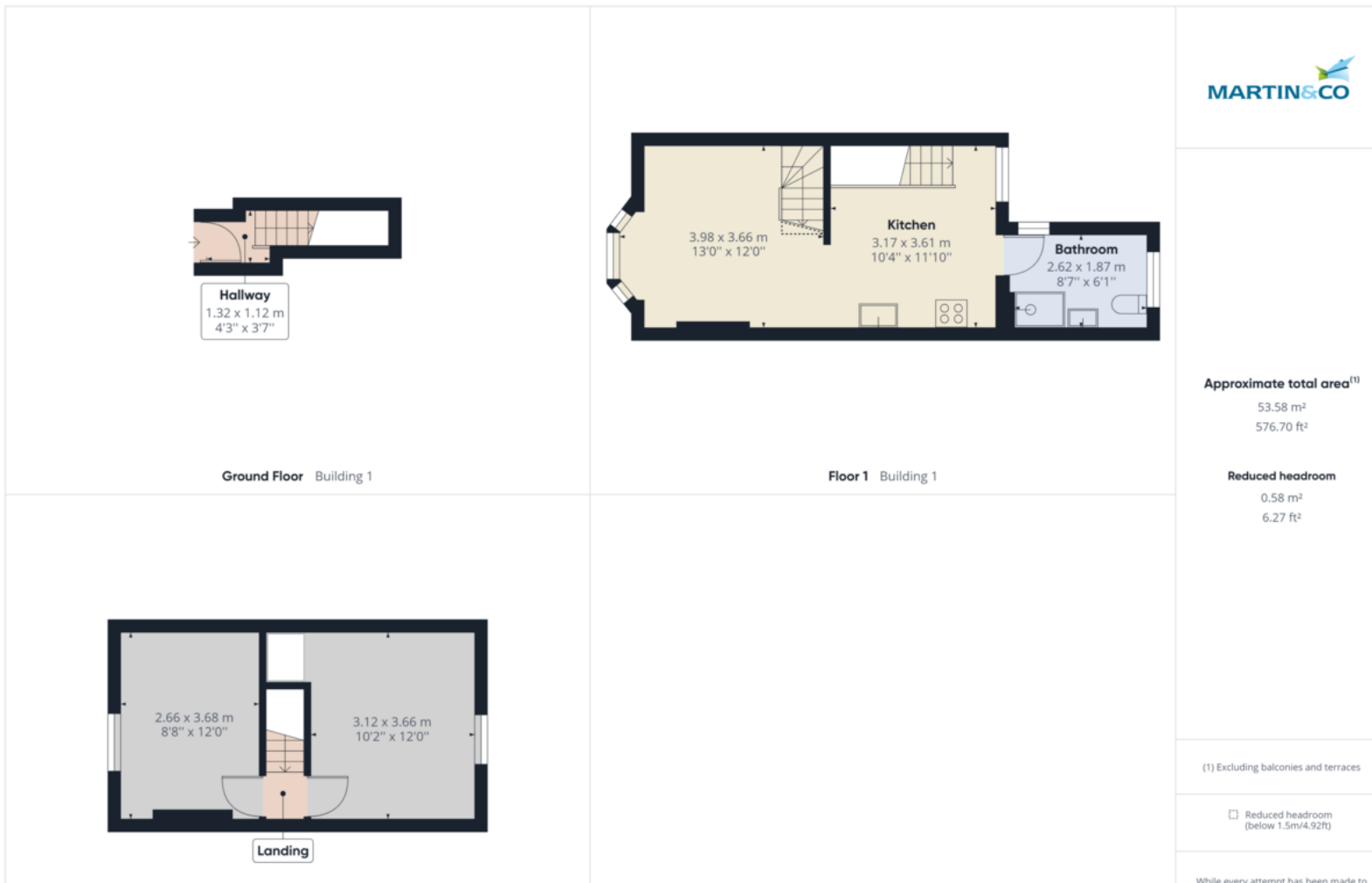
Stairs to 2nd floor and 2 double bedrooms.

The property is available now and viewings are recommended.

Council Tax B

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy. In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.





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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has 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.