



**Top Flat, 13 st james Avenue, BN2 1QD**

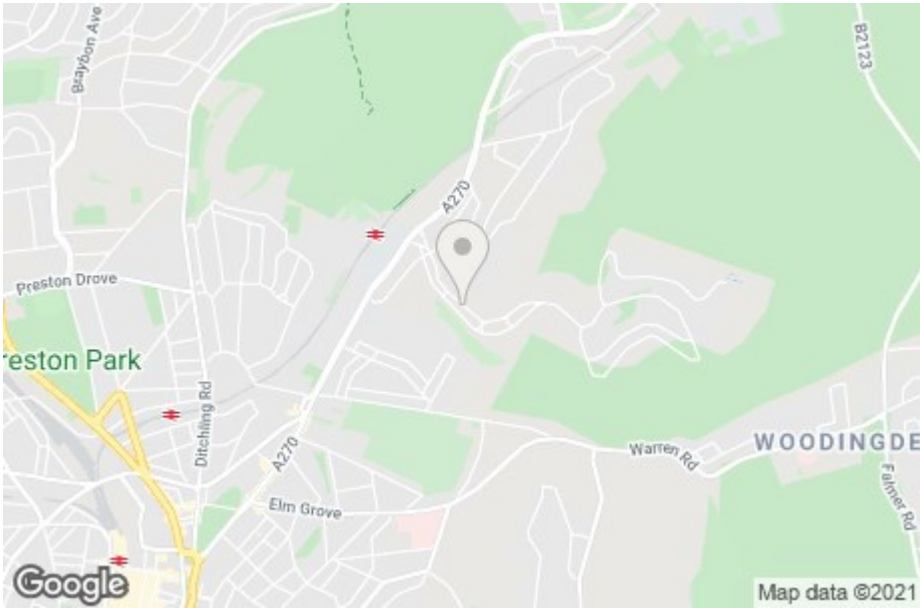
**£1,095**

Lovely spacious 1 bedroom flat in this popular tree lined Avenue in Kemptown. This top floor flat has a lovely West facing lounge, good size bedroom, fitted kitchen with gas oven and PWM. Modern bright bathroom There are feature fireplaces in most rooms, plenty of storage space and a good size landing which provides a open airy feel. Tastefully decorated throughout and in a very popular location in the heart of Kemptown.

Available mid January 2021

Council tax A  
Parking Zone C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	70
England & Wales		
EU Directive 2002/91/EC		

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.