



Flat 3 11 Warrior Gardens, St Leonards-on-Sea, East Sussex, TN37 6EB
£1,125 pcm





Property Cafe are delighted to present to the lettings market this two double bedroom Second Floor Flat. Property compromises of two good sized double bedrooms. Bedroom one includes built in wardrobes, bedroom two is complete with cabin bed and patio door leading out to balcony. Generous sized living room with bay window allowing in ample natural light. leading off the living room is a modern fitted kitchen. The bathroom is also fitted with modern suite. Further benefits include gas central heating and Single glazed windows. The property is situated within walking distance to Warrior Square train station, walking distance to Hastings Beach and other local amenities. This property is available now. A minimum annual income of £33,750 per household is required. Call us now to arrange your viewing on 01424 224488.

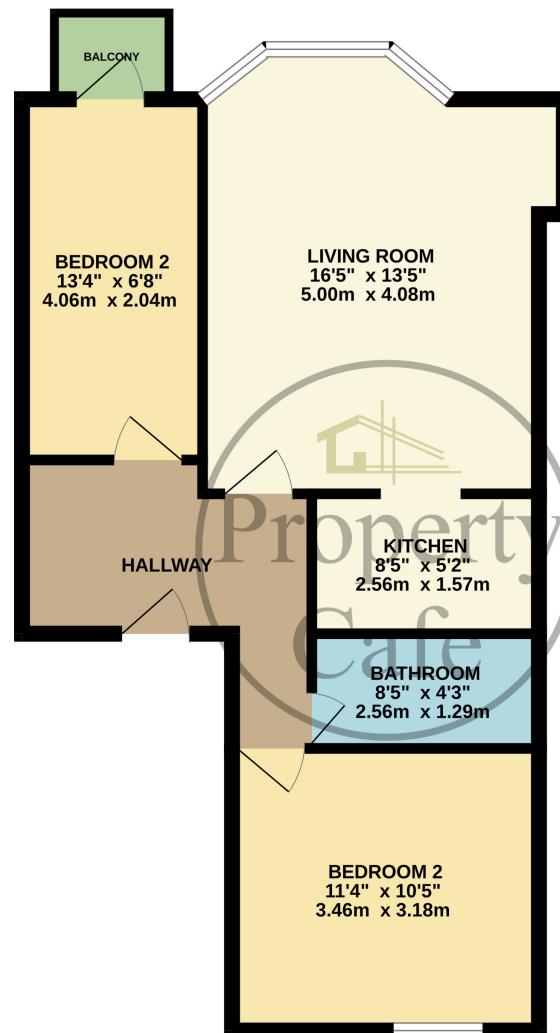
1x Week holding deposit = £259.61

5x Weeks security deposit = £1,298.07

Minimum income required = £33,750



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Two Double Bedrooms
 - Second Floor Flat
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Gas Central Heating

- Cabin Bed In Second Bedroom
- Walking Distance To Train Station
- Walking Distance to Hastings Beach
 - Balcony

www.propertycafe.co



01424 224488