



45 Stafford Road, Brighton, BN1 5PE

£1,450 Per month

Maslen Letting Agents is delighted to offer to rent a first floor converted two double bedroom apartment in excellent condition throughout. The apartment is neutrally decorated, has high ceilings, a kitchen with breakfast bar, fridge freezer, washing machine, gas hob and electric oven and grill. There is a shower room on the mezzanine level and light beige carpets throughout. EPC Rating D. Deposit £1650. Council Tax Band B. The property is unfurnished and available from the 2nd June.

**Mezzanine Level**

This is approached via stairs up from the ground floor with door to

**Shower Room**

A large shower cubicle

**Reception**

A lovely light and bright room with sash bay window to front, high ceilings and neutral carpet

**Kitchen**

A galley style with breakfast bar and two stools, washing machine, fridge freezer, gas hob, electric oven, grill and extractor.

**Bedroom 1****Bedroom 2****Parking Zone Q****Council Tax Band B**



David Maslen



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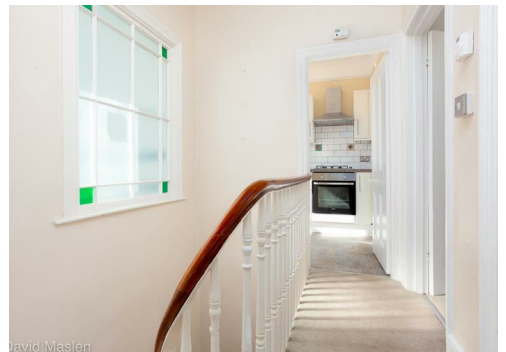
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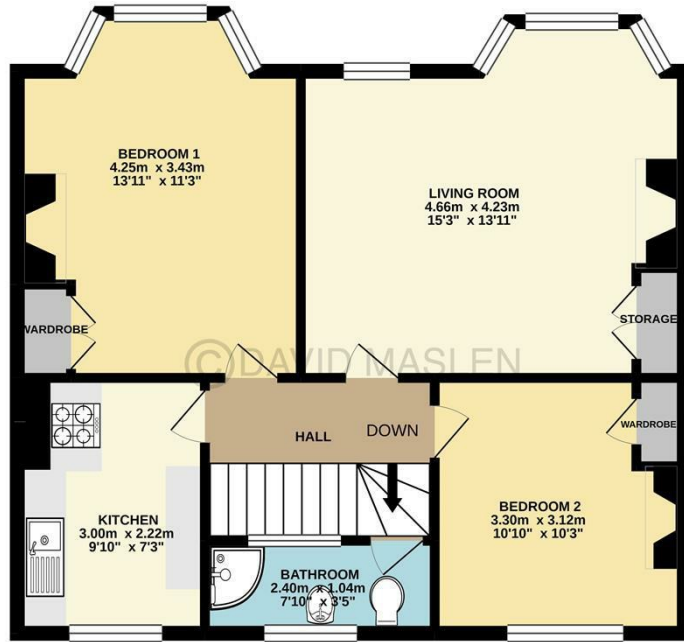


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FIRST FLOOR  
55.2 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA: 55.2 sq.m. (594 sq.ft.) 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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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		59	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.  
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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