



37 Montpelier Street, Brighton, BN1 3DL

£1,495 Per month

Maslen Letting Agents is delighted to offer a redecorated apartment situated in Brighton City Centre, close to the Seven Dials and Seafront. The property comprises two bedrooms, living room with a bay window, kitchen, and bathroom. EPC Rating D. Council Tax Band B. Deposit £1725. The property is unfurnished and available now.

Communal Entrance

Entrance Hallway

Doors leading to:

Living Room

12'11" x 10'10" (3.96m x 3.31m)

Front aspect, sash cord bay window. New carpets. Electric radiator.

Kitchen

9'6" x 8'3" (2.90m x 2.54m)

Matching wall and base units incorporating the built electric oven and hob above. Single sink with drainer and mixer tap.

Space/plumbing for washing machine and fridge. Side aspect window. The current appliances are gifted to the tenants.

Bedroom One

12'3" x 7'5" (3.74m x 2.27m)

Rear aspect window. Electric radiator.

Bedroom Two

9'8" x 8'3" (2.95m x 2.54m)

Side aspect window. Electric radiator.

Bathroom

Paneled bath with shower over. Low level WC. Wash hand basin.



Floor Plan

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 44.9 sq. metres (483.5 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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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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