RUSH
WITT &
WILSON

Miram Court Tollgates, Battle, East Sussex TN33 0JA
£1,195 Per Month

Situated in an extremely desirable location, & offering good access to Battle, Rush Witt & Wilson are delighted to offer a beautifully presented two bedroom ground floor apartment. Further benefitting from a communal entrance along with a private entrance to the rear, close to mainline station and Battle Town Centre, this property must be viewed to appreciate. EPC rating: C

Accommodation comprises: open plan hall into sitting room, modern fitted kitchen with built in oven & hob , two bedroom . Family bathroom with shower over bath. Terms: £1195 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 774440.We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Entrance Hall

Sitting Room
17'2 x 11'7 (5.23m x 3.53m)

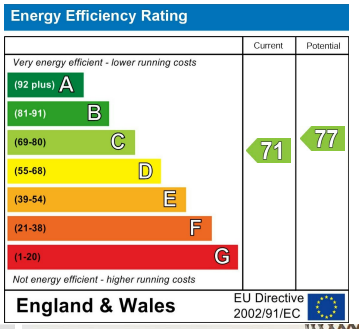
Kitchen
10,3 x 10'3 (3.05m,0.91m x 3.12m)

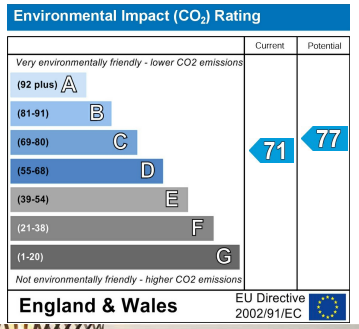
Bedroom One
14'6 x 10'7 (4.42m x 3.23m)
Double glazed multi pane window to rear, radiator, built in wardrobes to one wall.

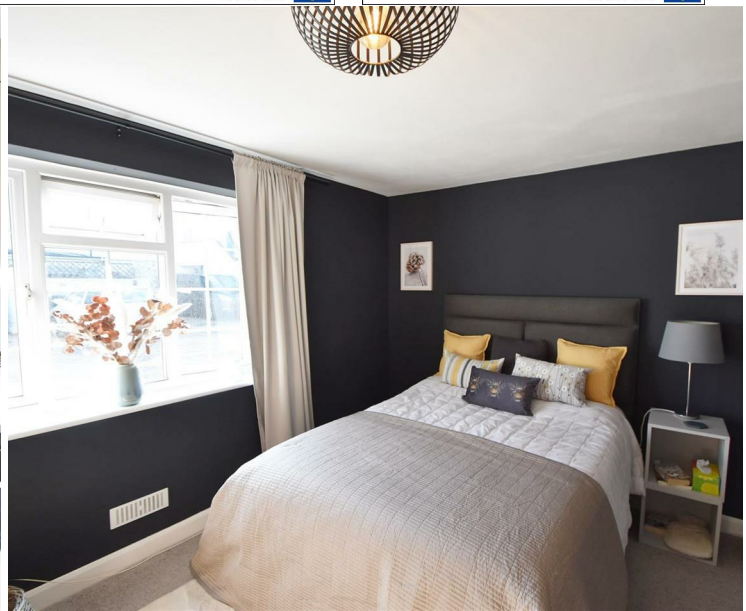
Bedroom Two
9'9 x 9'8 (2.97m x 2.95m)
Double glazed multi pane window to front, radiator.

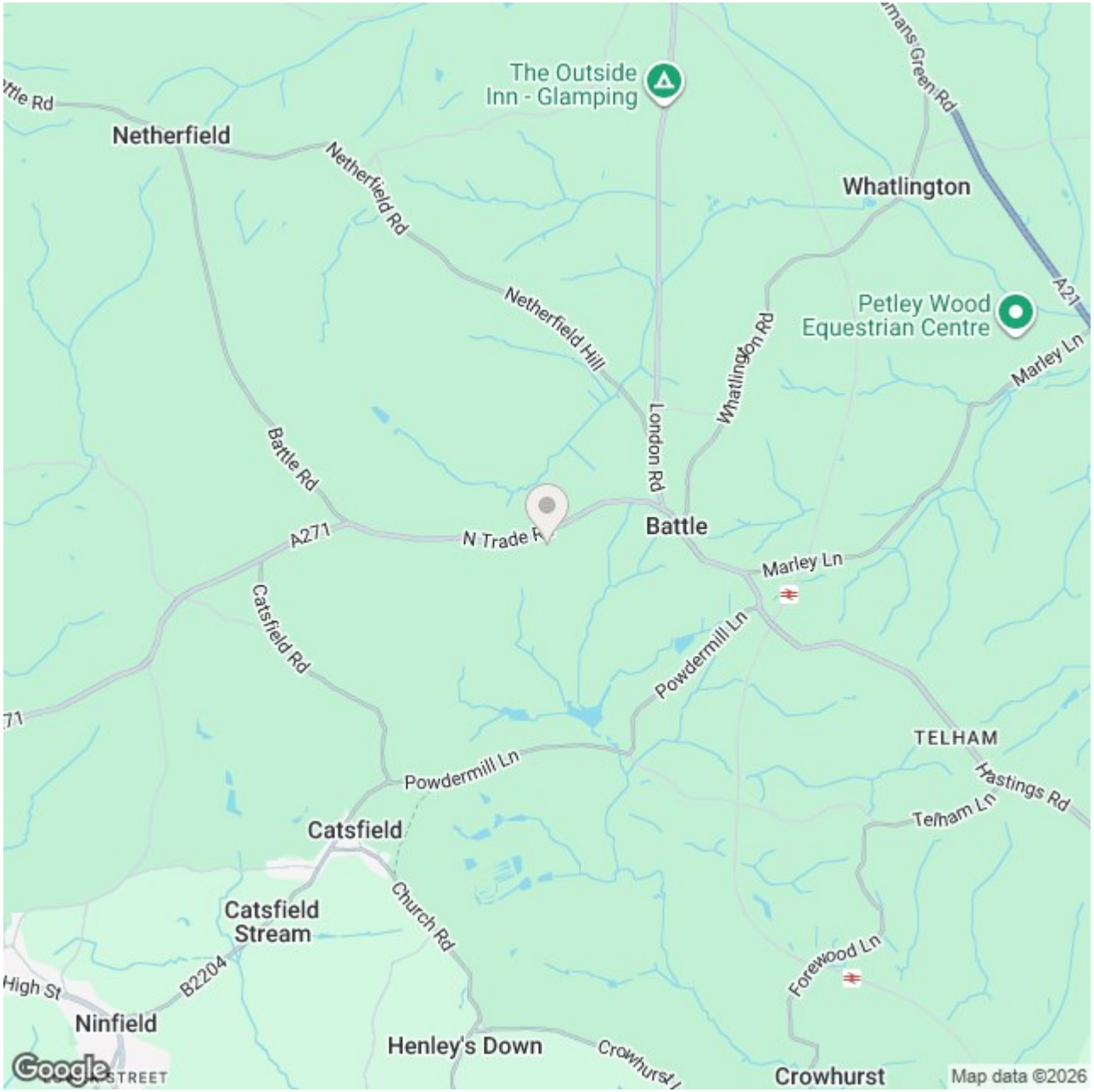
Bathroom
Bath with mixer tap and shower over bath, inset wash hand basin into vanity unit with cupboard space under, low level w.c., ladder style heated towel rail, double glazed opaque window to side

Agents notes
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area of very low risk of flooding.
Please note that the photographs used are from before the current tenant moved in.








The Outside Inn - Glamping
Netherfield
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Whatlington
Petley Wood Equestrian Centre
Netherfield Hill
Whatlington Rd
Marley Ln
London Rd
Battle Rd
A271
N Trade R
Battle
Marley Ln
Catsfield Rd
Powdermill Ln
TELHAM
Hastings Rd
Telham Ln
Powdermill Ln
Catsfield
Catsfield Stream
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