



**Flat 19, Tollgate Lock New Winchelsea Road,
Rye, East Sussex TN31 7UG
£800 Per Month**

Rush Witt & Wilson are pleased to offer this one bedroom first floor apartment forming part of a purpose built block on the outskirts of Rye. Available early May. EPC rating: C, Council tax band: B.

The well presented accommodation comprises living / dining room, kitchen, double bedroom and bathroom. The property further benefits from a communal garden and an allocated parking space. Terms: £800 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 (01797) 224000 We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)



Living / Dining Room
15'2 max x 17'7 (4.62m max x 5.36m)

Kitchen
9'11 max x 8'5 (narrowing to 5'3) (3.02m max x 2.57m
(narrowing to 1.60m))

Bedroom
13'2 max x 8'7 (4.01m max x 2.62m)

Bathroom
6'9 max x 5'6 (2.06m max x 1.68m)

Agents note
These particulars are intended to provide a general guide only. They are not intended to constitute an offer of a contract and should not be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.



TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/). According to the gov.uk website the property is located in an area at very low risk of surface water flooding and very low risk of flooding from rivers and seas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
	70	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		



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