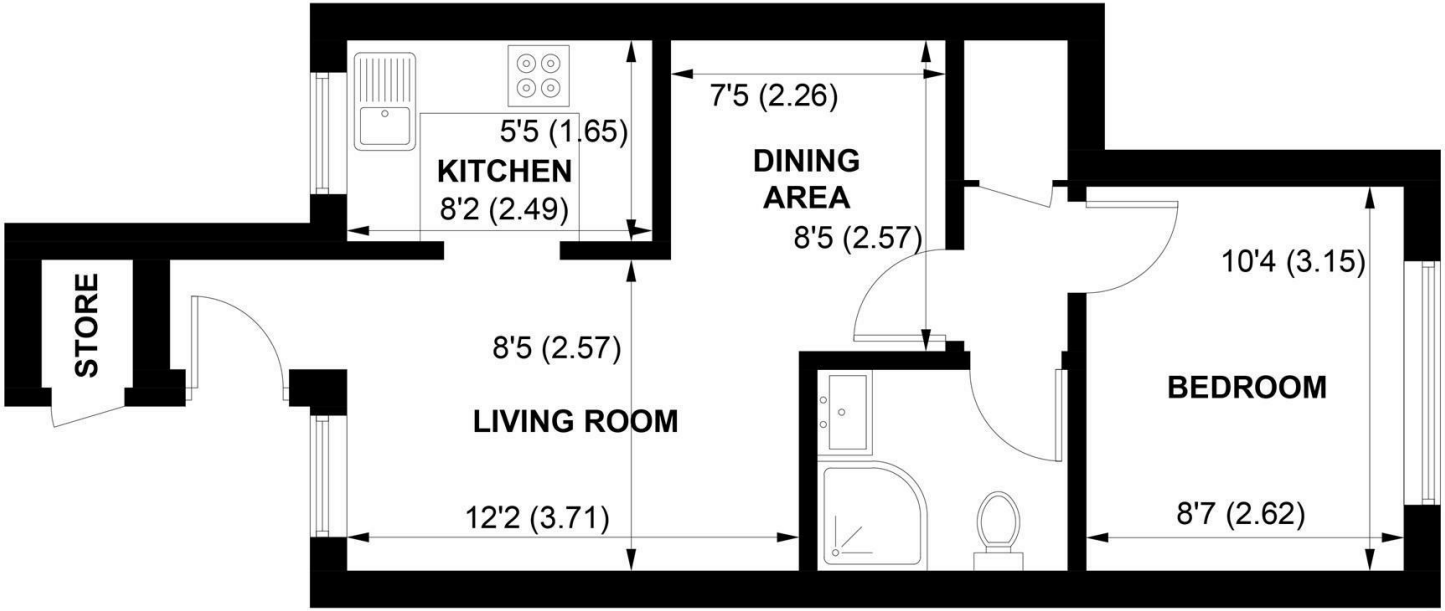
Sims Williams

73 KENSINGTON ROAD, CHICHESTER, WEST SUSSEX, PO19 7XS



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 385 SQ FT / 35.8 SQ M
(EXCLUDING STORE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

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£995 PCM

73, KENSINGTON ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7XS

- Ground Floor Flat
- Private Entrance
- Modern Kitchen
- Double Bedroom
- Sitting/Dining Room
- Modern Shower Room
- Communal Gardens
- Gas Fired Central Heating
- Five Week Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

A purpose built 1 bedroom ground floor flat in a popular residential development within a quiet cul de sac, on the eastern periphery of the city. Features include gas central heating and there is a single garage in a nearby compound.

The open plan lounge is of a good size with dining area.

The modern kitchen has a range of units, including a hob and oven. The fridge and washing machine are left on a goodwill basis and will not be repaired or replaced. The bedroom is a double room and there is a refurbished shower room. There is also a pleasant communal garden and informal on street parking.

Outside the front door is a bin cupboard. There are open plan communal gardens to the front.

The property is neutrally decorated and benefits from new carpets. The property benefits from gas central heating and double glazing.

With regret no pets.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract