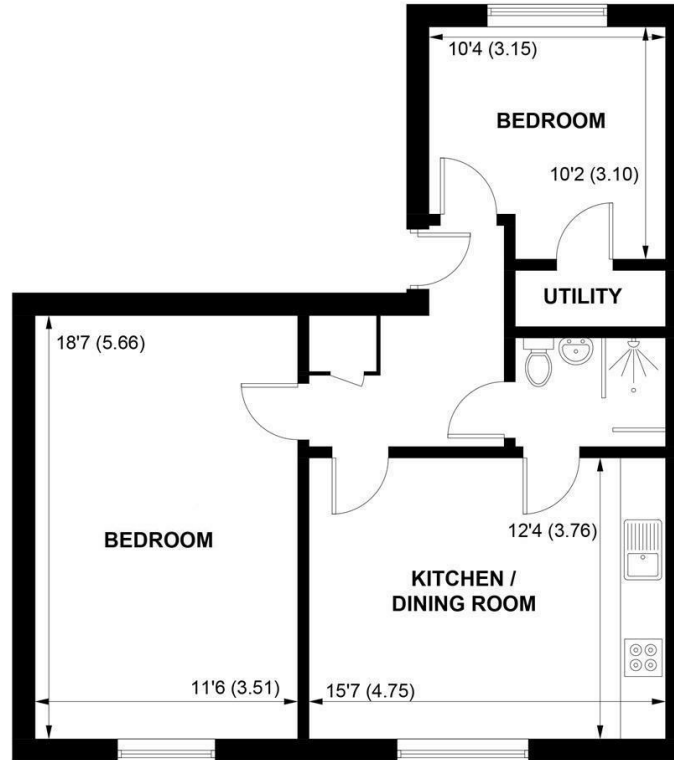


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



FLAT 1 MONTCLAIR HOUSE, 19 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 1DN



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 643 SQ FT / 59.7 SQ M

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

£1,275 PCM

FLAT 1 MONTCLAIR HOUSE, 19,
SOUTHGATE,
CHICHESTER,

- Contemporary Apartment Block
- City Centre Location
- Intercom Door Entry System
- Entrance Hall
- Two Bedrooms
- Stylish Kitchen/Sitting Room
- Contemporary Bathroom
- Underfloor Heating System
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = A

Fitted with high gloss quality kitchen, incorporating composite worktops and integrated appliances. This apartment will suit the discerning tenant who wants "all mod cons" and the convenience of city centre living. Both the bedrooms are of a good size.

The bathroom has white sanitary ware, designer taps, accessories and stainless steel/chrome finished heated towel rails with porcelain floor & wall tiles.

The apartments are heated by a high efficiency electric underfloor heating system. Please note a contribution of £200pcm is payable in addition to the rent towards gas, water and wastewater charges, which are supplied via a central boiler system and billed directly to the Landlord.

There is a multi story car park across the road, where it is usually possible to obtain a permit.

Directions

From our office in Southgate, head in a northerly direction in to the town centre. The apartments can be found opposite 'Arties Kitchen'.

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.

