



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



2 Bathroom

£1,300 PCM



Elm Court Old Orchard Road, Eastbourne BN21 1DB

Town Rentals are delighted to offer this two double bedroom second floor flat offering a passenger lift, spacious bay-fronted living room, open plan modern kitchen, large bathroom, en-suite shower room to main bedroom, gas central heating, allocated parking within electric gated car park and communal gardens. This property is envilably situated within walking distance to eastbourne's mainline railway station, bus routes and The Beacon shopping centre.

Main Features

- 2 Double Bedroom Flat
- Open Plan Modern Kitchen & Bay Fronted Living Room
- Modern Bathroom & Ensuite Shower Room
- Passenger Lift
- Allocated Parking Space & Communal Garden
- HOLDING DEPOSIT: £300
- AFFORDABILITY CRITERIA: £39000 PER ANNUM
- COUNCIL TAX BAND: D
- 6 MONTH INITIAL TENANCY TERM
- EPC: B

Entrance

Double glazed door to communal entrance with security entryphone system. Stairs and lift to second floor private entrance door to -

Entrance Hallway

Fitted carpet, radiator, store cupboard and doors to-

Open Plan Sitting/Dining Room

19'02 x 18'02 max (5.84m x 5.54m max)
Radiator, fitted carpet, double glazed windows to front and side aspects and open to-

Kitchen/Breakfast Area

Range of units comprising bowl and a half single drainer sink unit with mixer tap, upstands and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated fridge and freezer, washing machine and dishwasher. Range of wall mounted units. Extractor cooker hood and concealed wall mounted gas boiler. Breakfast bar and double glazed window to front aspect.

Bedroom 1

13'03 x 13'01 (4.04m x 3.99m)
Radiator, carpet and double glazed window to front aspect

En-Suite

Suite comprising oversized shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap, low level WC, radiator. and fitted carpet.

Bedroom 2

15'09 max x 11'09 max (4.80m max x 3.58m max)
Radiator, fitted carpet and double glazed window to front aspect.

Bathroom

Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, shaver point, radiator, fitted carpet, part tiled walls and frosted double glazed window.

Outside

Attractive communal gardens are arranged to the front.

Parking

Allocated parking space to the rear (No. 8).

RENT: £1250

HOLDING DEPOSIT: £288

TENANCY DEPOSIT: £1442

COUNCIL TAX BAND: D

****Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above****

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