



## Fleet Street

, Brighton, East Sussex, BN1 4HD

# Rental £1,550 pcm

1 bedroom Flat / Apartment available 09 August 2024

EPC Rating: B

\* Furnished

## Situation

Hartley Bennett are delighted to offer this MODERN one bedroom first floor furnished flat in Embankment House near Brighton train station. These luxury city centre homes conform to high ecological and insulation specifications and must be viewed to appreciate the size and quality of this property. The building also benefits from lift access, gated communal bike storage, and a building concierge. Inside, the accommodation is well-laid out with all rooms leading off the hallway. The decor is smart and comes furnished with stylish pieces in-keeping with the modern style of the property. The accommodation comprises of; fully-tiled bathroom with bath, a bright double bedroom which is neutrally decorated. The living room and kitchen are open plan creating a sociable space with ample room for entertaining, dining and relaxation. Within the kitchen, the appliances have been integrated to include a full-sized dishwasher, a microwave, fridge freezer, and still allowing for plenty of cupboard space. Council Tax Band C. EPC B. A guarantor will be required for each applicant – if you do not have UK homeowner guarantor all is not lost, the landlord may consider rent in advance.

## Accommodation

All measurements are approximate.

## Further Information

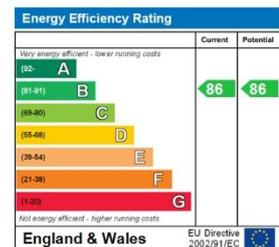
The deposit required is £1,780

The landlord is willing to rent this home to Employed

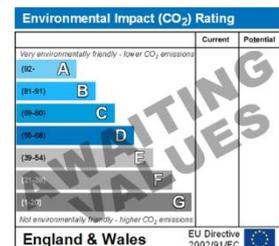
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-7169

Creation Date: 30/06/2024

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Hartley Bennett Ltd, 2024. Hartley Bennett Ltd Registered in England No. 10635436