



46 Wynnstay, Oakhall Park, Burgess Hill, West Sussex, RH15 0TD

£900 Per Calendar Month

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PSPhomes

***** VIEWING HIGHLY RECOMMENDED ON THIS CENTRALLY LOCATED PROPERTY *****

A surprisingly spacious fourth floor Studio Apartment situated in this popular block and in an ideal location for access to Burgess Hill mainline station and town centre. The property is presented in good order throughout and is offered on an unfurnished basis, comprising living room with the benefit of a private balcony and bedroom area with fitted wardrobe. Kitchen with built-in hob and oven and space for other appliances. White bathroom suite with shower over bath. The property benefits from DOUBLE GLAZING, electric storage heating and OFF ROAD PARKING. AVAILABLE unfurnished EARLY NOVEMBER. EPC rating E. Please note this property is SINGLE OCCUPANCY ONLY and STRICTLY NO PETS.

MAIN ENTRANCE

Entryphone system. Stairwell and lifts leading to all floors.

ENTRANCE HALL

Private front door leading to hallway. Large storage cupboard, door leading to bathroom and living area

LIVING ROOM with BEDROOM AREA

'L' shaped living room with separate bedroom area. Deep double storage cupboard/wardrobe. Beige carpeted flooring. Balcony to front of property. Double glazed windows and door. Internal door to kitchen.

KITCHEN

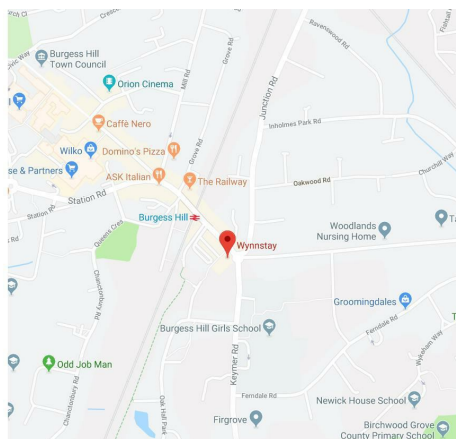
Comprising of wall and floor units with complimentary worksurface, single stainless steel sink, built in electric oven and hob, cooker hood. Plumbing for washing machine. Double glazed window to side.

BATHROOM

White suite comprising panelled bath with fitted electric shower, low level WC and wash hand basin. White tiled walls with decorative border. Vinyl flooring.

OUTSIDE

Communal grounds to the front of the flats with pedestrian access onto Keymer Road and un-allocated off road parking to the rear. Access to the block of flats is via the front or rear of the building via an entryphone security system or key access.



INFORMATION

Council Tax Band A = £1,493.86 for 2024/2025 (for exact figures please contact Mid Sussex District Council)

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PERMITTED TENANT PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £207.69 (equal to one weeks rent). Deposit of £1038 (equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')

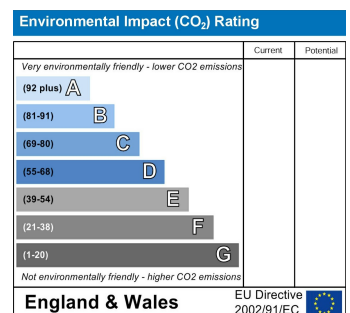
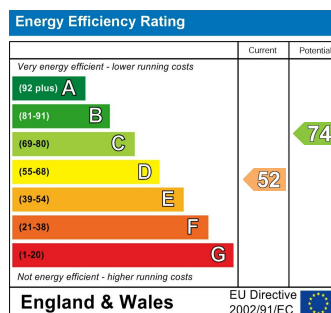
Payment of £50.00 if you want to change the tenancy agreement.

PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

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