



**Flat 1 Royal George Court, London Road, Burgess Hill, W.Sussex,
RH15 8LN**

£975 Per Calendar Month

www.psphomes.co.uk



PSPhomes

A modern TWO BEDROOM GROUND FLOOR APARTMENT located in a popular purpose built block. The spacious, well proportioned accommodation comprises, entrance hall, a bay fronted living room, kitchen, master bedroom with en-suite, a further double bedroom and bathroom. Further attributes include, gas central heating, double glazing throughout, allocated and visitor parking. Royal George Court is conveniently situated to take advantage of Burgess Hill's town centre and main line station. Internal viewing is highly recommended, strictly by appointment. Available unfurnished **LATE NOVEMBER**. EPC rating **C/C**.

Communal Entrance hall

With security entryphone system. Front door to:

L-SHAPED ENTRANCE HALL

Entryphone system. Radiator. Built in airing cupboard housing hot water tank with slatted shelving above. Wall mounted 'Potterton' thermostat.

LOUNGE/DINING ROOM 18'10 x 11'6

Double glazed bay window to the front and two double glazed windows to side. Two radiators. TV aerial and telephone points.

KITCHEN 11'6 x 5'10

Fitted with a range of matching wall and floor units, complemented with ample work surface and tiled splashbacks. Integrated oven and grill with four ring gas hob and concealed extractor fan with light above. One and a half bowl sink unit with mixer taps. Space and plumbing for washing machine and space for upright fridge freezer. Double glazed window to side. Wall mounted 'Potterton' boiler and programmer. Radiator. Vinyl flooring.

MASTER BEDROOM 12'11 x 9'4

Double glazed window to the rear. TV aerial and telephone points. Built in cupboard with hanging rail with shelving above. Radiator. Door to:

EN-SUITE SHOWER

White suite comprising shower cubicle with 'Triton' shower unit, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window with opaque glass. Extractor fan. Vinyl flooring. Shaver point. Radiator.

BEDROOM 2 12'10 (max) x 7'8

Double glazed window to the rear. Radiator.

BATHROOM

White suite comprising bath with mixer taps and hand held shower attachment, low level WC and wash hand basin. Part tiled walls. Shaver point. Radiator. Vinyl flooring. Extractor fan.

PARKING

One allocated parking space.

INFORMATION

Council Tax Band C = £1675.05 for 20/21 (for a guide only, please confirm exact figure with Local Authority)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £225.00 (equal to one weeks rent). Deposit of £1125.00 (equal to 5 weeks rent).

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

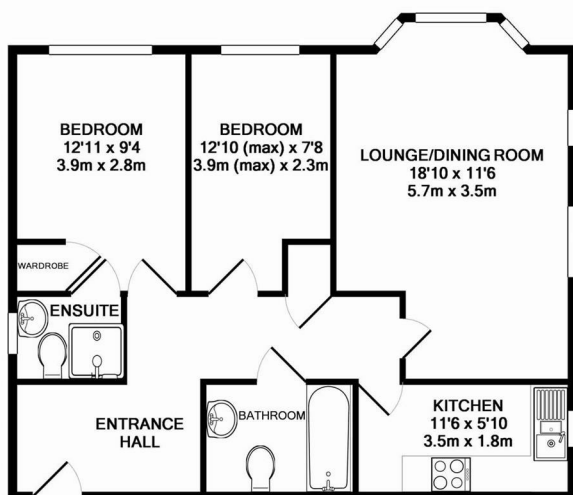
Payment of £50.00 if you want to change the tenancy agreement.

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.



Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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

Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.