



**3 Wrentham House, Junction Road, Burgess Hill, West Sussex,
RH15 0JN
£775 Per Calendar Month**



A purpose built ground floor spacious double bedroom flat, located within a short walk of Burgess Hill main line train station and Town Centre. The delightful flat is offered on an unfurnished basis and comprises spacious living room, modern fitted kitchen with oven and hob, double bedroom with fitted wardrobe, modern bathroom suite with cast iron bath and electric shower over. The flat benefits from off road parking for one vehicle, replacement double glazing and a secure entryphone system. AVAILABLE unfurnished IMMEDIATELY. EPC rating D. STRICTLY NO PETS or CHILDREN

COMMUNAL ENTRANCE HALL

Part glazed communal entrance door with entryphone system. Doors to all flats.

HALLWAY

Front door to flat. Fitted carpeted flooring. Entryphone receiver. Doors off to all rooms

BATHROOM 7'11 x 5'06

Modern white suite comprising built-in wash hand basin and W.C within white gloss fitted furniture, comprising under-sink and wall storage cupboards. White fitted cast iron bath with glass shower screen and electric shower over. Sand coloured ceramic wall tiles and complementary tile effect vinyl flooring. Chrome heated towel radiator.

BEDROOM 10'09 x 9'01 + wardrobes

Walls painted cream with dark beige fitted carpet. Double glazed window overlooking the front. Fitted wardrobes. Electric wall heater.

LIVING ROOM 15'01 x 10'03

Walls painted cream with dark beige fitted carpet. Double glazed bay window overlooking the front. Electric wall heater.

KITCHEN 11'11 x 10'03

Modern white gloss finish wall and base units with

complementary dark coloured worktop over. Built in single electric oven with ceramic hob and extractor hood over. Stainless steel sink. Space and plumbing for a washing machine and fridge freezer. Electric wall heater. Space for a small table. Double glazed window overlooking the rear communal gardens.

OUTSIDE

Tarmac parking area with a parking space for each flat to the rear of the block. Small paved communal patio and lawned area with small individual storage shed for each flat.

COUNCIL TAX

Council Tax Band B = £1465.67 for 2020/21 (For a guide only, please contact Mid Sussex District Council to confirm exact figures)

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £178.00 (equal to one weeks rent). Deposit of £894.00 (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.

