



**15 Spanish Court, Mill Road, Burgess Hill, West Sussex, RH15  
8BA  
£995 Per Calendar Month**



**PSPhomes**

A beautifully presented one bedroom apartment situated in a highly regarded residential block and within a short distance of both the town centre and main line station. This first floor property offers well proportioned accommodation comprising entrance hall, living room, modern fitted kitchen, a double bedroom and modern bathroom. Further attributes include gas fired central heating and replacement double glazing. Outside are well maintained communal gardens and non allocated off road parking. The property is AVAILABLE MID TO LATE OCTOBER unfurnished. EPC rating C. STRICTLY NO PETS

#### Communal staircase rising to the first floor.

UPVC double glazed front door with side light to the Entrance hall.

#### ENTRANCE HALL

Meter cupboard. Radiator.

#### LIVING ROOM 19'8 (max) x 11'10 (5.99m (max) x 3.61m)

Replacement double glazed window to the front. Radiator.

#### KITCHEN 11' x 6'4 (3.35m x 1.93m)

Fitted with a modern range of wall and floor units, complemented with ample worksurface and tiled splashbacks. Fitted oven, grill and hob. Extractor fan. Upright fridge freezer. Washing machine. Radiator. UPVC double glazed window to the rear.

#### BEDROOM 11' x 8'8 (3.35m x 2.64m)

Replacement double glazed window to the rear. Radiator.

#### INNER LOBBY

With built in wardrobe.

#### BATHROOM

Modern suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Heated towel rail. Replacement double glazed window with opaque glass.

#### OUTSIDE

Communal gardens laid to lawn with planted borders. Hardstanding area for un-allocated parking.

#### COUNCIL TAX

Council tax band 'B' - £1660.67 for 2023/2024

#### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £229.00 (equal to one weeks rent). Deposit of £1148.00 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.

