ONE BEDROOM THIRD FLOOR FLAT

100 Manor Lea, Boundary Road, Worthing BN11 4RP

£700 pcm

spratt&son

estate agents and chartered surveyors

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DESCRIPTION:

Spratt and Son are delighted to offer this third floor one bedroom flat in purpose built block. Situated in popular residential area close to Town Centre and Worthing Seafront.

The property is double glazed with energy efficient electric heaters. It has a fitted kitchen, spacious lounge with west facing balcony. Double bedroom, bathroom with electric shower and separate wc. Valuable parking space. Communal Lift.

ACCOMMODATION:
The accommodation with approximate room measurements comprises:

Lift to third floor:

Entrance hall

Kitchen	9'10 x 6'10
Lounge	18'1 x 11'10
Bedroom	12'11 x 9'8
Bathroom	6'1 x 5'3
Separate wc	

RENT:
£700 per calendar month.

AVAILABILITY:
The property is available January 2020.

AGENTS NOTE:
No pets, smokers

HOLDING DEPOSIT:
One weeks rent

DEPOSIT:
Five weeks rent.

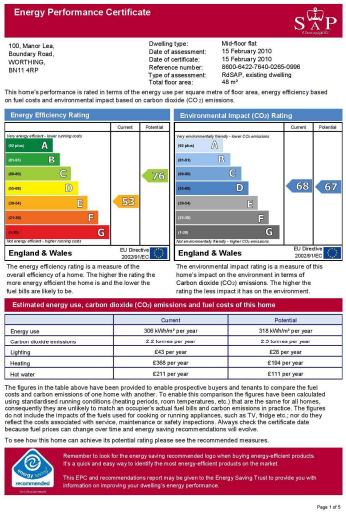
SERVICES:
The tenants will be responsible for paying all outgoings including electricity, water, council tax, telephone, etc.

INSURANCE:

Tenants are responsible for insuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

COUNCIL TAX:
We would recommend any interested parties make their own enquiries with Adur & Worthing Council.

ENERGY PERFORMANCE CERTIFICATE:


Energy Performance Certificate

SAP

100, Manor Lea,
Boundary Road,
WORTHING,
BN11 4RP

Dwelling type: Mid-floor flat
Date of assessment: 15 February 2010
Date of certificate: 15 February 2010
Reference number: 8600-6423-7940-0265-0906
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

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 (CO_2) emissions.

Energy Efficiency Rating — Current: 62 (F) — Potential: 76 (C)

Environmental Impact (CO_2) Rating — Current: 63 (F) — Potential: 67 (D)

England & Wales — EU Directive 2002/91/EC

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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	306 kWh/m² per year	318 kWh/m² per year
Carbon dioxide emissions	2.0 tonnes per year	2.0 tonnes per year
Lighting	£43 per year	£26 per year
Heating	£368 per year	£194 per year
Hot water	£211 per year	£111 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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VIEWING:
Strictly by appointment with Spratt & Son:

01903 234343

PLEASE NOTE: ALL TENANCY AGREEMENTS ARE SUBJECT TO SATISFACTORY REFERENCES BEING OBTAINED. PLEASE CALL FOR FURTHER DETAILS.

These particulars are produced in good faith but are set out as a guide only and they do not constitute any form of contract. They are read on the understanding that all negotiations are conducted through Spratt and Son.

More information:
01903 234343
www.sprattandson.co.uk

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RICS
TDS Tenancy Deposit Scheme member
The Property Ombudsman