



Pondtail Park, West Sussex, West Sussex RH12 5LD
£1,350 PCM

& LINES
James

24 Pondtail Park

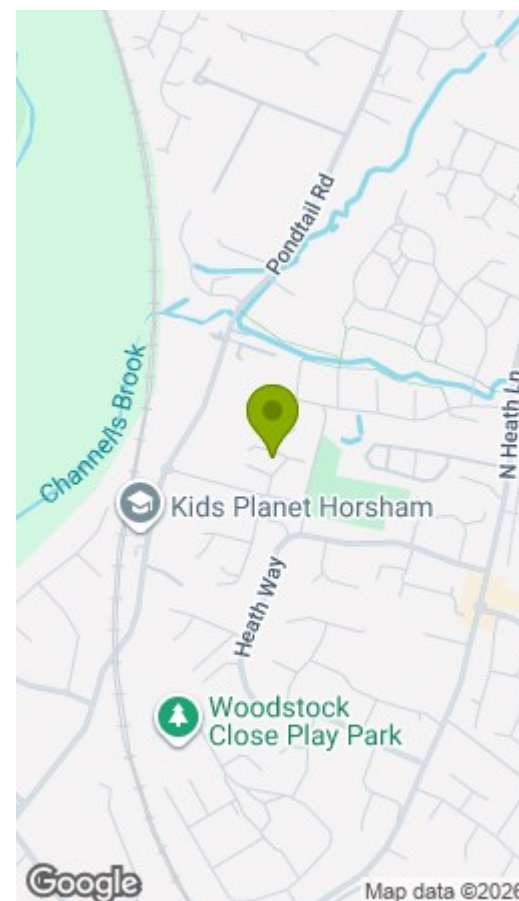
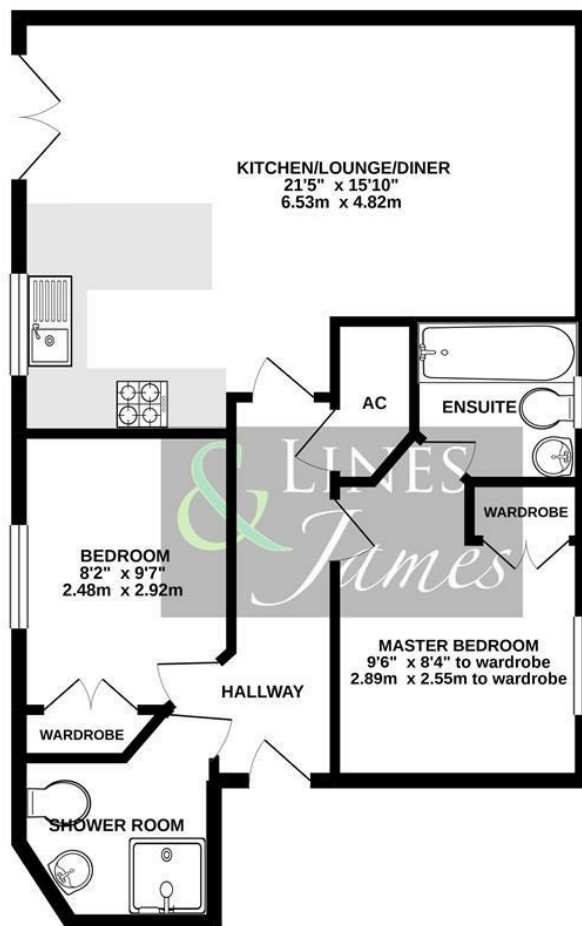
A well presented two bedroom first floor apartment situated in a peaceful development off Pondtail Road.

Lines & James are thrilled to bring this two bedroom apartment to the market which is presented in excellent order throughout. The property is situated in a development off Pondtail Road within walking distance of local amenities and offering easy access to the A264. Accommodation comprises: Entrance hall with cupboard housing the boiler which provides storage space, open plan kitchen and reception room featuring a Juliette balcony and modern fitted kitchen with integrated appliances. Main bedroom with fitted wardrobe and en-suite bathroom with shower over bath, further bedroom also with fitted wardrobe and spacious shower room.

Additional benefits include double glazing throughout, gas central heating and allocated parking.



- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- POPULAR LOCATION
- UNFURNISHED
- COUNCIL TAX BAND C
- EPC RATING C
- DEPOSIT £1326.00
- 12 MONTHS +
- ALLOCATED PARKING
- AVAILABLE OCTOBER



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(12 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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