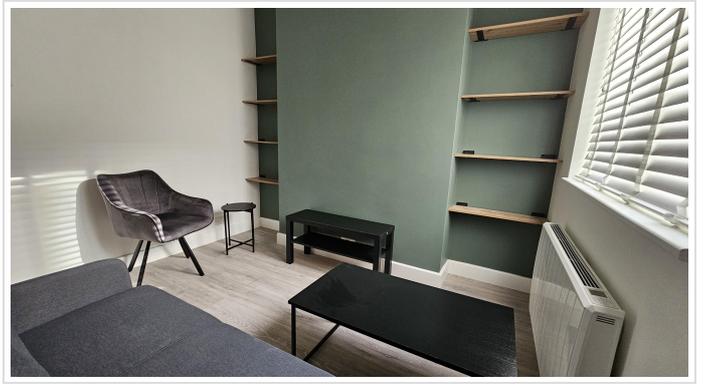
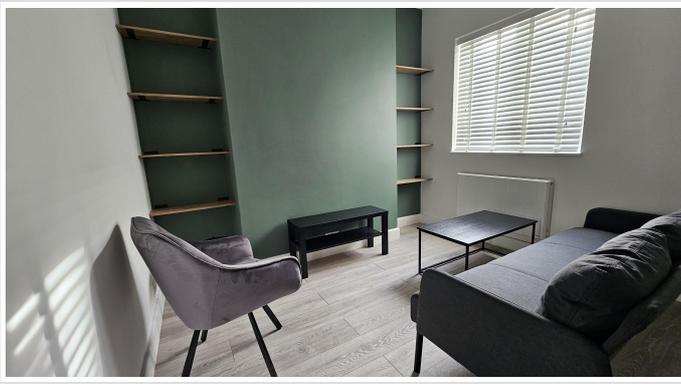


1 Bed Flat In Ground Floor Flat Viaduct Road, Brighton, BN1 4NB £1,200 Monthly





## SHORT DESCRIPTION

Property Ref: 16203 A beautifully refurbished and fully furnished one-bedroom ground-floor flat, finished to a high standard with brand-new furniture and appliances. The property offers a bright living space, a modern fitted kitchen and a stylish bathroom, plus electric heating and double glazing. Set in a convenient central Brighton location, close to a great selection of cafés, shops and local amenities, with excellent transport links and easy access to the city centre. Ideal for a single occupant or a couple. Property dimensions Approximate total area: 32 sq m. Property Type: Flat Full Renting price: £1200.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: A EPC:D Measurement:344.445 sq.ft. Parking: Permit Heating Type: Electric Heating -----

1

Bed Room(s)

1

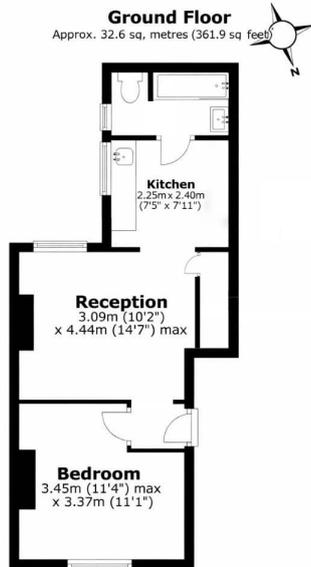
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total area: approx. 33.6 sq. metres (361.9sq. feet)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	32 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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