



HANOVER HOMES

**Queensway, Brighton**  
**£1,100 pcm**

Ground Floor One Bedroom Apartment with Sea Views

One bedroom ground floor apartment with sea and city views. The property has been refurbished to include a modern kitchen, living room with feature fireplace, double bedroom, bathroom with a shower over the bath and a private balcony.

The property is within easy reach of Brighton City Centre.

Early viewing highly recommended.

Council Tax Band: A (Brighton & Hove City Council)

Deposit: £1,269.23

Holding Deposit: £200

More details can be found at [www.hanoverhomes.net](http://www.hanoverhomes.net) or scan below:





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Total area: approx. 35.2 sq. metres (379.4 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | 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 will be.

