

**TO LET**



**Clearwater House, Uckfield**  
**£950 pcm**

  
**MARTIN&CO**

## Clearwater House, Uckfield

Apartment,  
1 bedroom, 1 bathroom

£950 pcm

Date available: Available Now

Deposit: £1096.00

Unfurnished

Council Tax band: B

- Gas Central Heating
- Town Centre Location
- Large Open-Plan Living Area
- Generous Double Bedroom
- Neutral Decor Throughout

A purpose-built top floor one-bedroom apartment, ideally located in the town centre close to a wide range of shops, restaurants, leisure facilities and excellent transport links, including the mainline railway station with direct commuter services to London. The accommodation is well presented throughout and comprises a communal entrance with security intercom, entrance hall, open-plan lounge/dining/kitchen, double bedroom and bathroom, benefiting from UPVC double glazing and gas central heating.



Available Date - Now  
Holding Deposit - £219.00  
Rent - £950pcm  
Deposit - £1096.00  
Council Tax Band – 'B'  
Electricity Supply – Mains services  
Water Supply – Mains services  
Sewerage – Mains services  
Heating – Gas  
Broadband – Ultrafast available (According to Ofcom)  
Mobile Signal Coverage – (According to Ofcom)  
EE: Good outdoor and in home  
O2: Good outdoor and in home  
Three: Good outdoor and in home  
Vodafone: Good outdoor and in home  
Parking – Street

#### COMMUNAL FRONT DOOR

ENTRANCE HALL Entry phone system, airing cupboard and access to loft for storage

LOUNGE/DINER 18' 6" x 15' 7" (5.64m x 4.75m) Spacious room, radiators, tv and telephone points.

KITCHENETTE Fitted with a range of modern wall and base units, incorporating a fan-assisted electric oven with gas hob, as well as a fridge freezer and washing machine.

BEDROOM 11' 1" x 10' 9" (3.38m x 3.28m) Spacious double bedroom with storage under eaves.

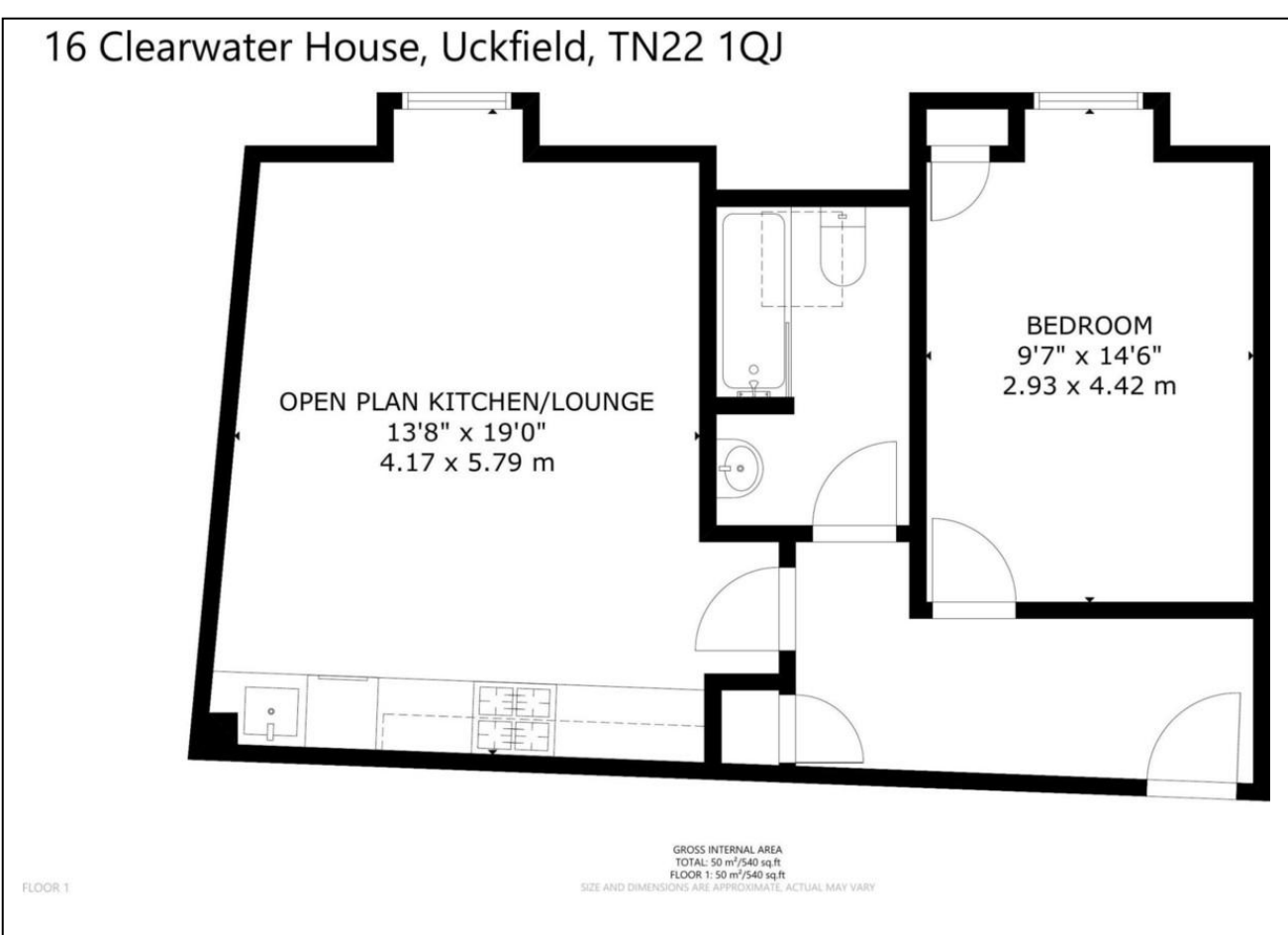
BATHROOM Fitted with a white suite and over the bath shower.

The property is fully double glazed throughout and benefits from gas central heating.

ADDITIONAL NOTE A parking space within the car park may be available to rent by separate negotiation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Uckfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

