

Spencer
& Leigh



33 Mandalay Court, London Road, Brighton, BN1 8QU

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Guide Price £250,000 - Leasehold

- Spacious Apartment
- Two Double Bedrooms
- Favoured Westerly Aspect
- No Onward Chain
- Presented in Neutral tones Throughout
- Large Lounge flowing through to Balcony
- Allocated Parking Space
- Excellent Location close to Preston Park
- Directly opposite Withdean Park
- Exclusive to Spencer & Leigh

GUIDE PRICE £250,000 - £275,000

A bright and spacious apartment offered for sale with no onward Chain, located at the rear of this popular residence. Mandalay Court is favourable to its residents due to its position on London Road, which is a very short walk to Preston Park Station and situated directly opposite Withdean Park.

The property consists of Two Generous Double Bedrooms both with a bright westerly aspect, the main bedroom features lots of built-in storage whilst the second bedroom comfortably fits a double bed, wardrobe and chest of drawers. The Lounge/Diner also faces the same way so it is bright and airy and a fabulous selling point here is that it leads through to a balcony to catch all of the afternoon and early evening sun.

The Kitchen has a large amount of storage & work surfaces to prepare your favourite meals, whilst also housing essential white goods. Whilst the bathroom is finished in white tiles and features a shower over the bath & white matching sanitary ware.

Other points worthy of mention include, allocated Off-Street Parking, the excellent condition of the apartment as it's offered in neutral tones throughout and with No-Onward Chain it's simply ready to move in! Call now to book your viewing with Spencer & Leigh!



Mandalay Court is situated on the London Road in Patcham in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M&S food and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Communal Entrance

Stairs and Lifts rising to all Floors

Entrance

Entrance Hallway

Living Room
16'11 x 10'10

Kitchen
10'11 x 7'10

Bedroom
15' x 9'10

Bedroom
11'4 x 8'1

Family Bathroom

Separate Cloakroom

OUTSIDE

Balcony

Communal Gardens

Residents Parking

Property Information

87 years remaining on the lease

Service Charge - £1,990.30 p/a

Reserve Contributions - £320.02

Lift Reserve - £1,280.10 p/a

Ground Rent - £150 p/a

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Residents Parking - Space Number 5

Broadband: Standard 16 Mbps, Superfast 51 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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w: www.spencerandleigh.co.uk



Council:- BHCC

Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Approximate Gross Internal Area = 64.77 sq m / 697.17 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.