



24 Park Court, Old London Road, Brighton, BN1 8XS

**Spencer
& Leigh**

24 Park Court, Old London Road,
Brighton, BN1 8XS

£1,350 Per Calendar Month -

- Freshly decorated two bedroom flat
- Spacious lounge with juliette balcony
- Modern kitchen with appliances
- White bathroom with shower over bath
- Brand new grey fitted carpets
- Newly installed Electric heating
- Double glazed windows
- Allocated parking space
- Popular village location
- Viewing highly recommended

Tucked away in a secluded part of Park Court and having a pleasant outlook of the communal gardens, viewing of this freshly decorated and newly carpeted two bedroom flat is highly recommended. We love the spacious lounge which has an attractive juliette balcony having a Southerly aspect. The fitted kitchen not only has an integrated oven and hob, but also a freestanding fridge/freezer and a washing machine. Both of the bedrooms are good size double rooms and the white bathroom suite has a shower over the bath. Having a bright and airy interior, the neutral colour scheme makes for a great living space. Other benefits include recently updated electric heaters and double glazed windows. This particular flat has an allocated parking space (no 21). An array of shops and a bus service to the city centre are on your door step in Patcham Old Village. Available immediately on an unfurnished basis. Due to lease restrictions pets are not permitted. COUNCIL TAX - BAND B.



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Next and Asda Superstore.



- Entrance hall
- Living room
11'4 x 16'9
- Kitchen
6'11 x 10'8
- Bedroom one
9'8 x 13'5
- Bedroom two
8'11 x 10'6
- Bathroom



Council:- Brighton & Hove
Council Tax Band:- B



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.

t: 01273 565566
w: www.spencerandleigh.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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Total Area: 59.0 m² ... 635 ft²

All measurements are approximate and for display purposes only