



## 75 Windsor Court Tongdean Lane, Brighton, BN1 7JG

£175,000 Leasehold

CHAIN FREE & spacious 2 bedroom second floor purpose built retirement apartment. Exclusive to those aged 55 & above, other features include; emergency call system, residents lounge, gardens & parking, SPACIOUS lounge, fitted kitchen & shower room/W.C. Viewings are highly recommended. Energy Rating: C77  
Exclusive to Maslen Estate Agents

**Entrance Hall**

Electric heater, intercom, storage cupboard, cupboard housing water tank, doors to:

**Bedroom**

Double glazed window to side, electric heater.

**Bedroom**

2 x double glazed windows to side & rear, electric heater.

**Bathroom**

Panelled bath, electric 'Mira' shower over, low level W.C., vanity sink basin with cupboard under, part tiled walls, double glazed window to rear with frosted glass.

**Lounge**

Double glazed doors & window to front withy Juliet balcony, electric heater.

**Kitchen**

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring electric hob above, extractor over, space & plumbing for dishwasher, part tiled walls, vinyl flooring, double glazed window to side.

**Total approx floor area**

62.9 sq.m. (677.4 sq.ft.)

**Council tax band C**

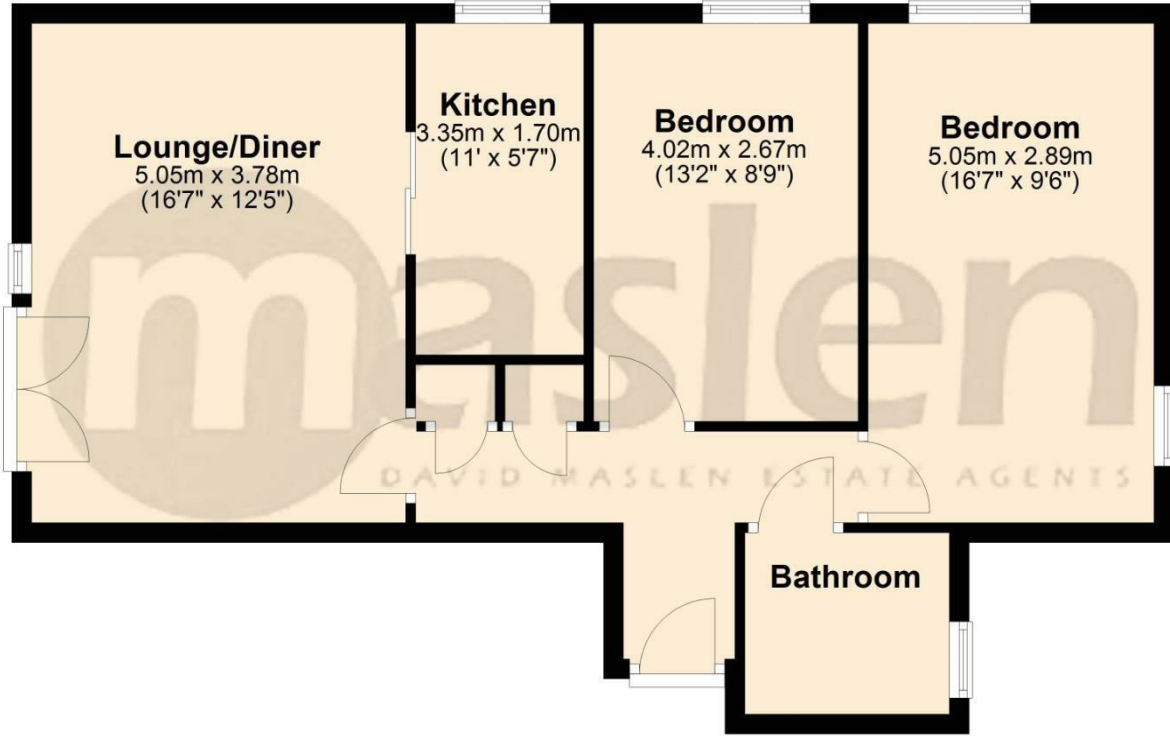
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# Floor Plan

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 62.9 sq. metres (677.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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