



A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR BALCONY FLAT in a GRADE II LISTED BUILDING in HIGHLY SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises WEST ASPECT LOUNGE/DINING ROOM, BALCONY with OBLIQUE SEA VIEWS, MODERN FITTED KITCHEN, SHOWER ROOM, SHARE OF FREEHOLD, GCH, EPC C.

- BEAUTIFULLY PRESENTED
- FIRST FLOOR BALCONY FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER STREET
- WEST ASPECT LOUNGE/DINING ROOM
- WEST ASPECT BALCONY
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- SHARE OF FREEHOLD





FIRST FLOOR

ENTRANCE LOBBY

Laminated wooden flooring, door to:

ENTRANCE HALL

Entry phone system, laminated wooden flooring.

LOUNGE/DINING ROOM

West aspect, three floor to ceiling sash windows giving access to BALCONY, ceiling coving, picture rail, shelving to chimney recess's, two column radiators.

BALCONY

West aspect, oblique views to the sea.

KITCHEN

Modern fitted kitchen comprising wooden work tops with cupboards and drawers under, tiled surround, ceramic single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob, plumbed space for washing machine, fridge freezer, cupboard housing combination boiler, laminated wooden flooring, sash window.

SHOWER ROOM

Fitted with modern white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboards under, fitted mirror over, low level close coupled WC, tiled walls, tiled floor, extractor fan.

BEDROOM

Sash window, spacious cupboard, radiator.

ADDITIONAL INFORMATION

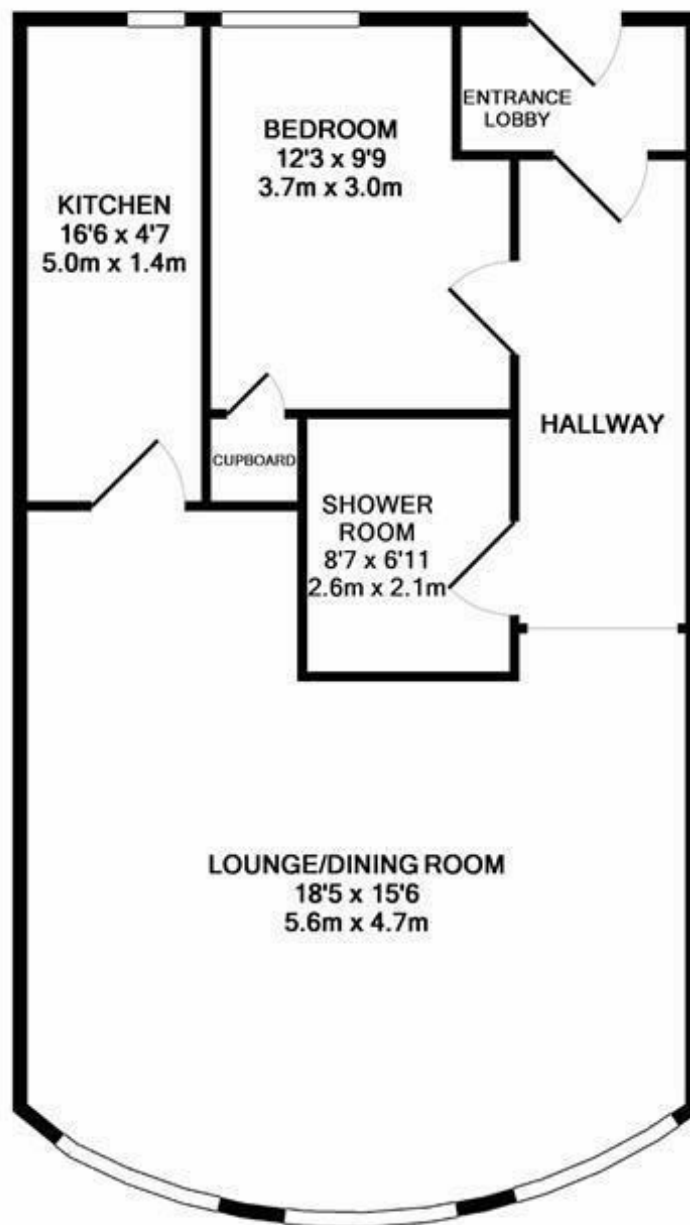
Lease - Share of Freehold - 198 years from 29 September 1987

Maintenance - £3,200

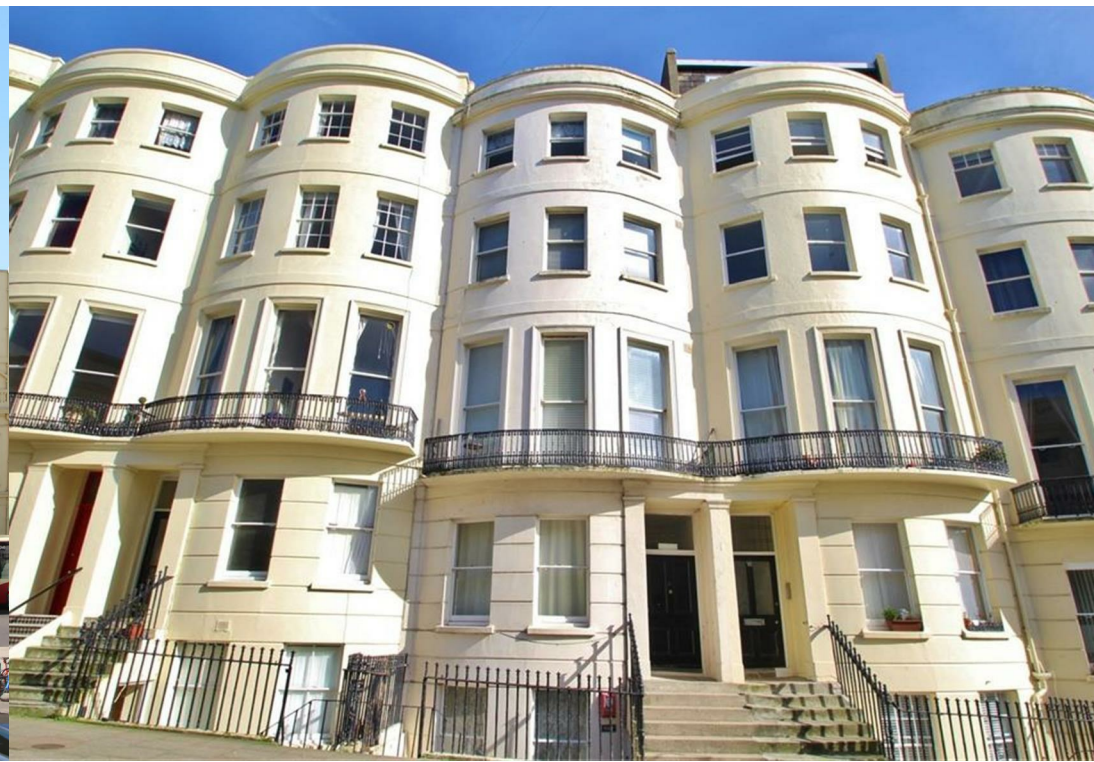
Ground Rent - £0

Council Tax Band C - £2,182.92

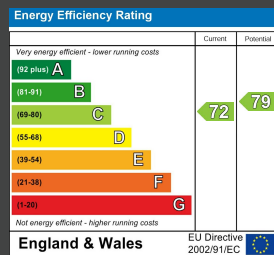




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have 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. 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

brices
VIRTUAL VIEWINGS

brices
sales & lettings