



A SPACIOUS FIRST FLOOR BALCONY FLAT with a WEALTH OF PERIOD FEATURES in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The property requires modernisation and comprises WEST ASPECT LOUNGE/DINING ROOM, BALCONY, SEPARATE KITCHEN, BATHROOM, SEPARATE WC, DOUBLE BEDROOM, GSC, SHARE OF FREEHOLD, EPC ORDERED.

- SPACIOUS FIRST FLOOR BALCONY FLAT
- IN NEED OF MODERNISATION
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPCT LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- ONE DOUBLE BEDROOM
- BATHROOM + SEPARATE WC
- PERIOD FEATURES
- SHARE OF FREEHOLD





FIRST FLOOR

LOUNGE

Three West aspect floor to ceiling sash windows with shutters to sides, ornate ceiling coving and rose, picture rail, feature fireplace with marble mantle, tiled inset and hearth, part wood panelling to walls, 'Parque' wood flooring, radiator.

BALCONY

Full width, West aspect, distant views to the sea.

BATHROOM

Panelled bath, pedestal wash basin. storage cupboard, part tiled walls, borrowed light windows, extractor fan, radiator.

KITCHEN/BREAKFAST ROOM

Worktops with cupboards under, further storage cupboard housing boiler, stainless steel single bowl single drainer sink unit with mixer tap, electric oven with gas hob, plumbed space for washing machine, space for appliance, East aspect sash window with shutters to sides, picture rail, radiator, doorway with stairs down to:

INNER HALL

Feature leaded light stained glass sash window, radiator.

SEPARATE WC

Low level WC, extractor fan.

BEDROOM

Double aspect, East aspect sliding window with windows over, further window to side, picture rail, radiator.

ADDITIONAL INFORMATION

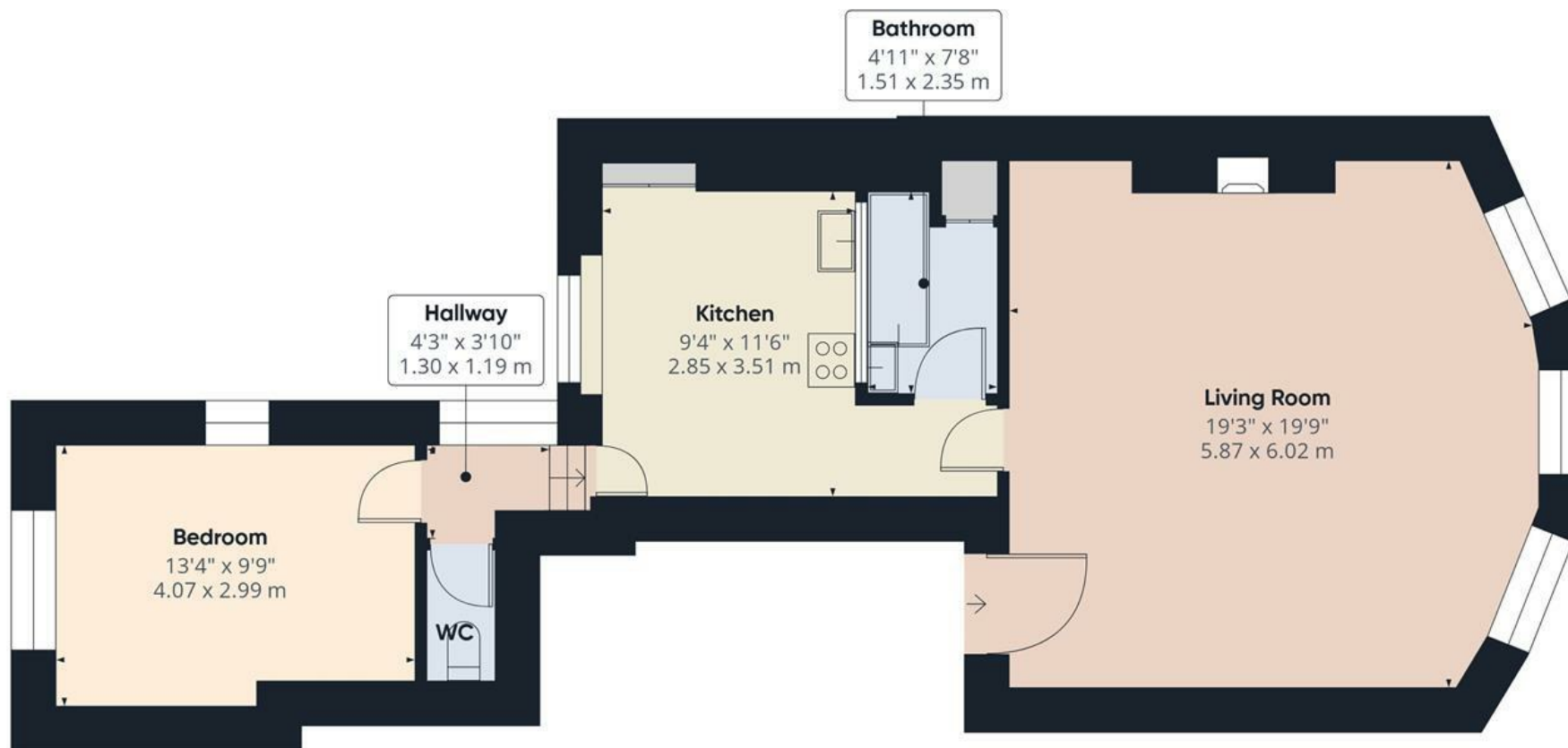
Lease - 999 years from 1981 - Share of Freehold

Maintenance - £600 P.A.

Ground Rent - £0

Council Tax Band B - £1,910.06





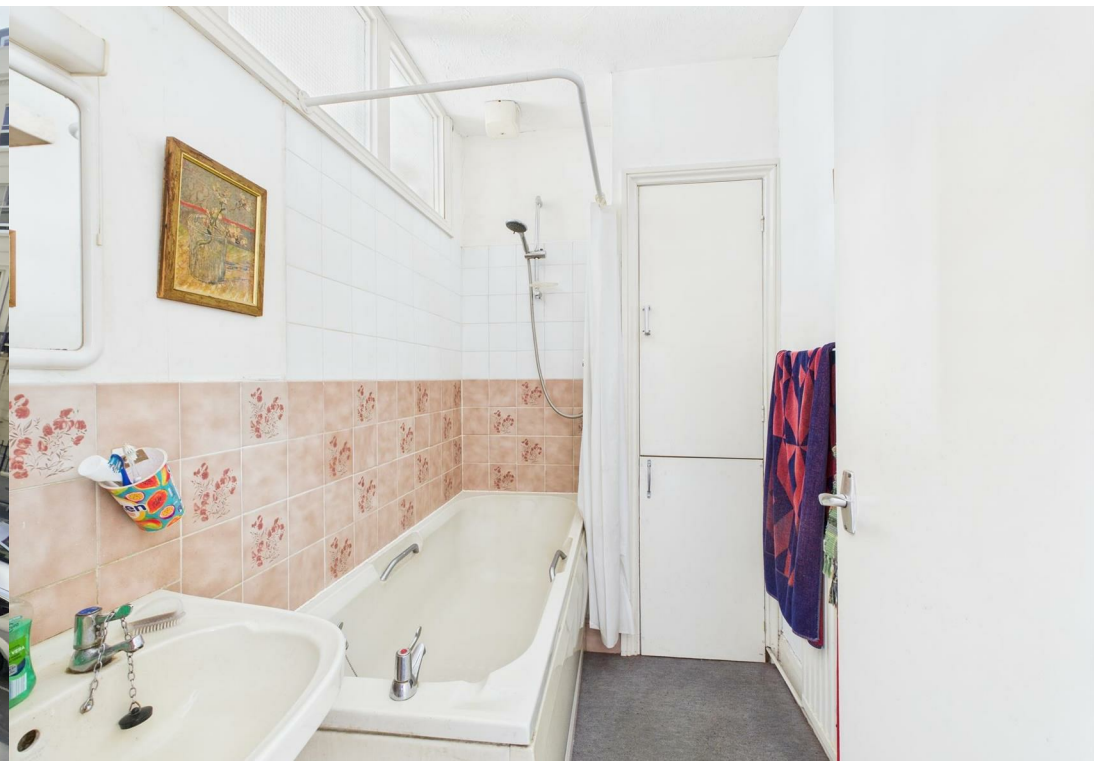
Approximate total area^m

706 ft²
65.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Council Tax Band: B

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

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