



A WELL PRESENTED one bedroom second floor flat in a CONVERTED PERIOD BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises DOUBLE ASPECT LOUNGE, RECESSED KITCHEN, BATHROOM, GAS CENTRAL HEATING, EPC D.

- VIDEO TOUR AND FLOORPLAN
- WELL PRESENTED
- SECOND FLOOR FLAT
- SOUGHT AFTER ADDRESS
- OFF HOVE SEAFRONT
- DOUBLE ASPECT LOUNGE
- RECESSED SOUTH ASPECT KITCHEN
- DOUBLE BEDROOM
- BATHROOM





ENTRANCE LOBBY

Entry phone system.

LOUNGE..

Double aspect, two West aspect sash windows, further South aspect sash window, ceiling coving, Welsh dresser, open archway to:

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, wood effect worktops with tiled surround, stainless steel single bowl single drainer sink unit, appliances including electric oven with gas hob, washing machine, fridge with freezer compartment. South aspect sash window.

BEDROOM..

L-shaped bedroom, East aspect sash window, cupboard housing boiler..

BATHROOM..

Fitted with white suite comprising panelled bath with shower screen to side, pedestal wash hand basin, low level close coupled WC, chrome ladder style heated towel rail.

ADDITIONAL INFORMATION

Lease - 150 years remaining

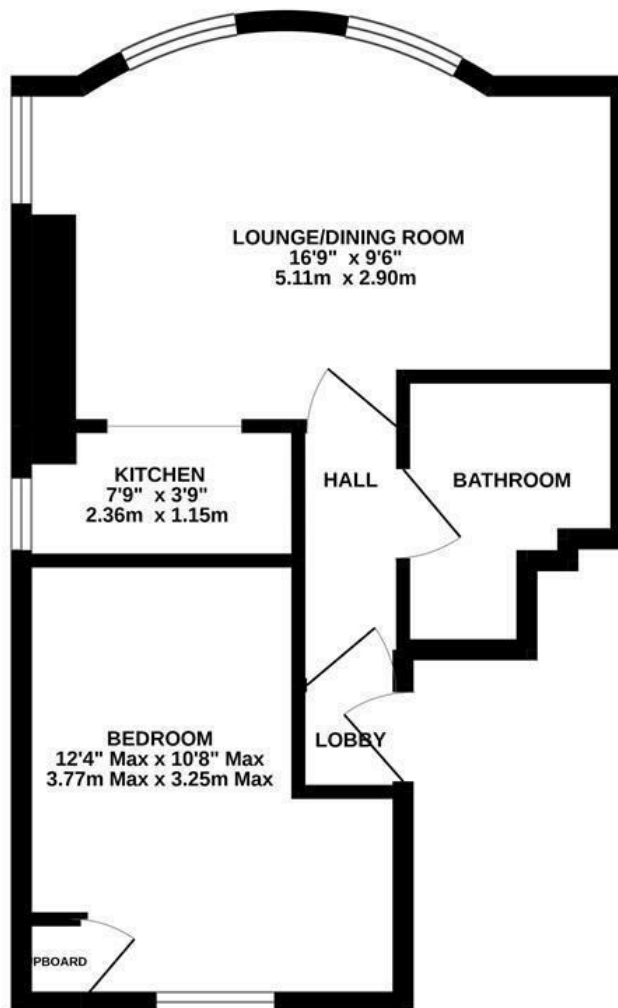
Maintenance - £2,000 p.a.

Ground rent - £100

Council Tax Band A - £1,637.19



SECOND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

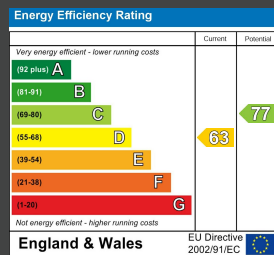


TOTAL FLOOR AREA : 368 sq.ft. (34.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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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.

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