



Flat 32, Eaton Court, Eaton Gardens

Hove BN3 3PL

Asking Price Of £325,000

- DESIRABLE LOCATION
- TWO DOUBLE BEDROOMS
- BATHROOM
- SEPARATE W.C
- DOUBLE APSECT LIVING ROOM
- KITCHEN
- NEW LEASE
- COMMUNAL HEATING AND HOT WATER

Whitlock and Heaps bring to market this ground floor two double bedroom apartment that is immaculately presented throughout with a delightful double aspect living room overlooking the communal gardens and a separate modern kitchen. Situated in this desirable location within a few minutes' walk of Hove station, local independent shops, cafes and Hove seafront. The current owner is in the process of extending the lease so there will be a new lease on completion of sale.

ENTRANCE HALL

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate work surface with range of cupboards and drawers under, matching eye level wall cupboards, ceramic hob with concealed extractor over, oven, integrated washing machine, space for fridge/freezer, tiled floor and splashback, UPVC double glazed window, door to bike store.

LIVING/DINING ROOM Double aspect with two UPVC double glazed windows, radiator with decorative cover.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed window, radiator with decorative cover.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, wash hand basin with cupboard under, UPVC double glazed window.

SEPARATE W.C Comprising low level w.c, wash hand basin, UPVC double glazed windows.

OUTGOINGS

NEW LEASE UPON COMPLETION OF SALE

MAINTENANCE

The block has the Right to Manage and have/are planning remedial works over the next five years. Detailed below are the previous maintenance payments and the now increased figures.

Over the last year (which included the additional sums for the start of the ongoing work) the Service Charge including Hot Water and Heating for the half year was £1,700.03 and the Reserve Fund was £1,461.93 totalling £3,161.96 for the six month period.

Prior to this the Service Charge for the half year was £1,588.84 and the Reserve Fund (for the remainder of the work that was carried out in previous projects) was £285.72 totalling £1,874.56 for the six month period.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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