



Park Manor, London Road, Brighton, BN1 6YP

welcome to

Park Manor, London Road, Brighton

CHAIN FREE! A spacious 5th floor, two-bedroom purpose built flat, situated on the corner of London Road & Tongdean Lane. Further benefits include ample built in storage, GARAGE and no onward chain.



Park Manor is one of the more sought after blocks adjoining London Road, situated between Withdean and Preston Village. Renowned for its well proportioned rooms and layout as well as offering easy access to both Preston Park, Withdean sports complex and Preston Park railway station.

The flat itself occupies a ground floor position with entry via security intercom system to the foyer area with private store. Park Manor has the added benefit of parking on a first come-first served basis and is well served by local bus services 5, 5a along London Road.



Total floor area 73.8 m² (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOMS
- GARAGE
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 2856.00

Ground Rent: 417.00

This is a Leasehold property with details as follows; Term of Lease 94 years from 24 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106639



Property Ref:
PRP106639 - 0003

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