



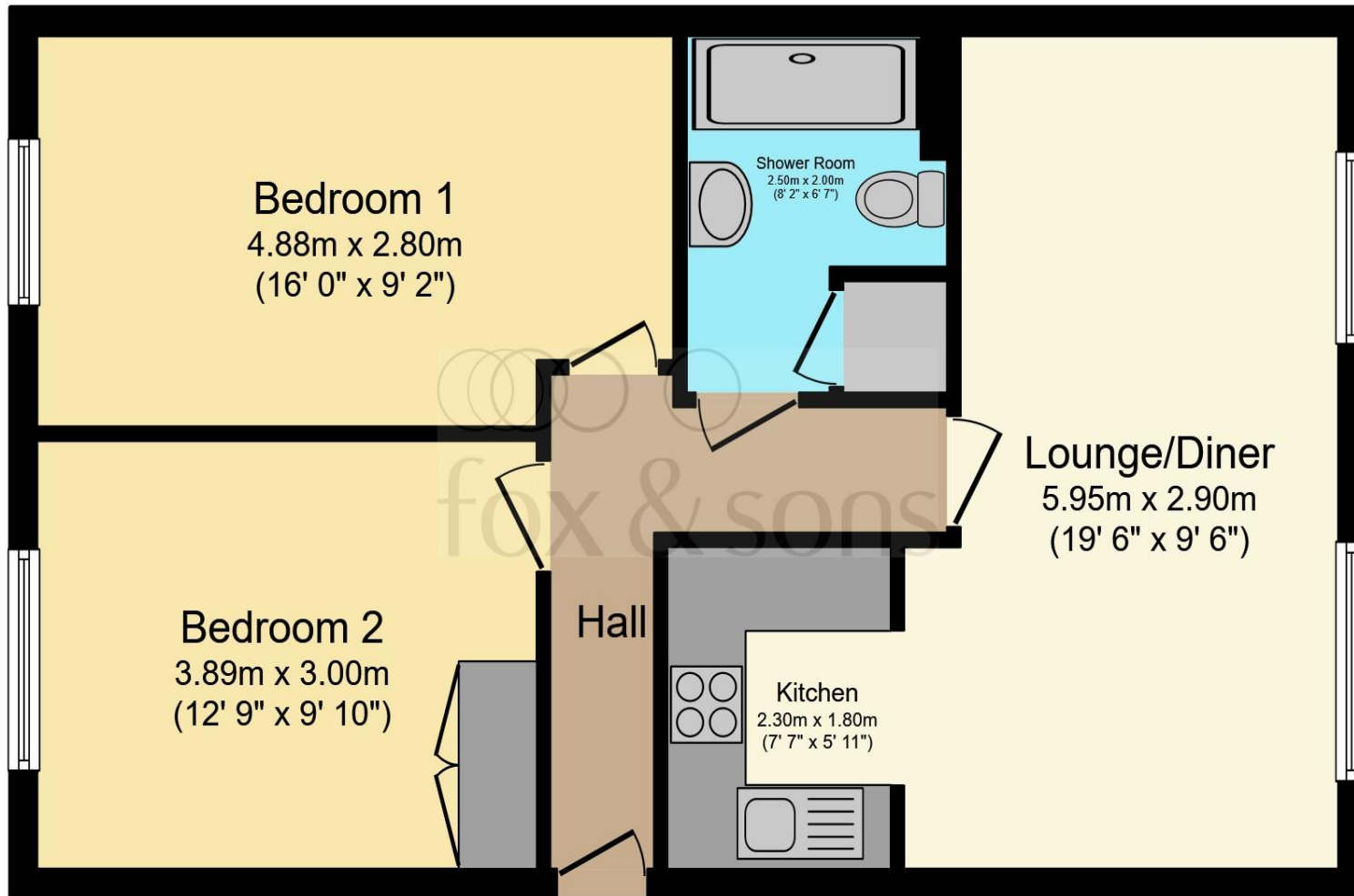
Cavendish Court St. Georges Road, Brighton BN2 1FU

welcome to

Cavendish Court St. Georges Road, Brighton

A retirement flat located in central Kemptown which has two double bedrooms, a south facing lounge/dining room, parking, lift and communal gardens. It will also have a share of the freehold which is a rarity for a retirement block.





A rarely available two double bedroom retirement flat which is on the top floor. The building benefits from having a lift, residents parking and communal gardens. The lounge dining room is a good size and is south facing so flooded with natural sunlight.

The residents are currently buying the freehold to the building so flat will be a share of the freehold, which makes it one of very few retirement blocks that have the freehold.

Cavendish Court is a popular retirement block, with an entry age of 55 years and over, it is located in central Kemptown and moments from the sea.

Total floor area 59.4 sq.m. (639 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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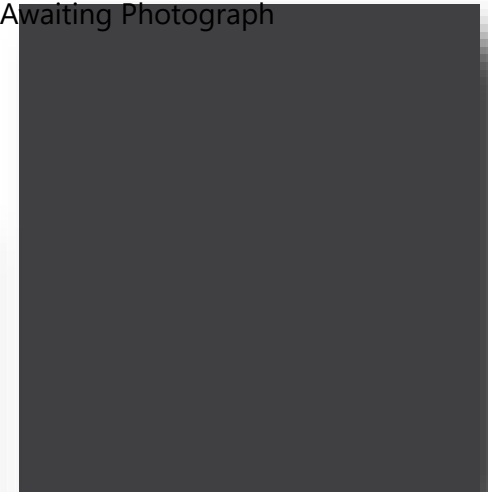
- Two Double Bedrooms
- South Facing Lounge/Dining Room
- Lift
- Residents Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

£210,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107360

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
KET107360 - 0003

fox & sons



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