



Park Royal, Montpelier Road, Brighton, BN1 3BL

Asking Price £400,000

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Discover this centrally located fourth-floor apartment with two double bedrooms, a bright living/dining room, fitted kitchen, and gas central heating in Clifton Hill Conservation Area.

This spacious fourth-floor apartment forms part of Park Royal in Montpelier Road, Brighton. Situated in a purpose-built block, this well-maintained property is easily accessible by a passenger lift, offering convenience and comfort.

The apartment features two generously sized double bedrooms, ensuring ample space for you and your family or guests. Both bedrooms offer tranquillity and privacy, allowing you to retreat and unwind after a long day. With an additional bathroom and separate WC, you'll enjoy the convenience of having multiple facilities available to meet your daily needs.

The bright and spacious, double aspect living/dining room provides the perfect place for relaxation and entertainment, creating a warm and welcoming ambiance.

The well-designed fitted kitchen has appliance space and ample storage options for all your culinary essentials. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen will inspire creativity and make cooking a pleasure.

Residents of this apartment benefit from a parking space on a first-come, first-served basis with a permit, ensuring you always have a secure spot for your vehicle. The communal grounds surrounding the development are beautifully maintained, providing a serene and picturesque environment to enjoy at your leisure.

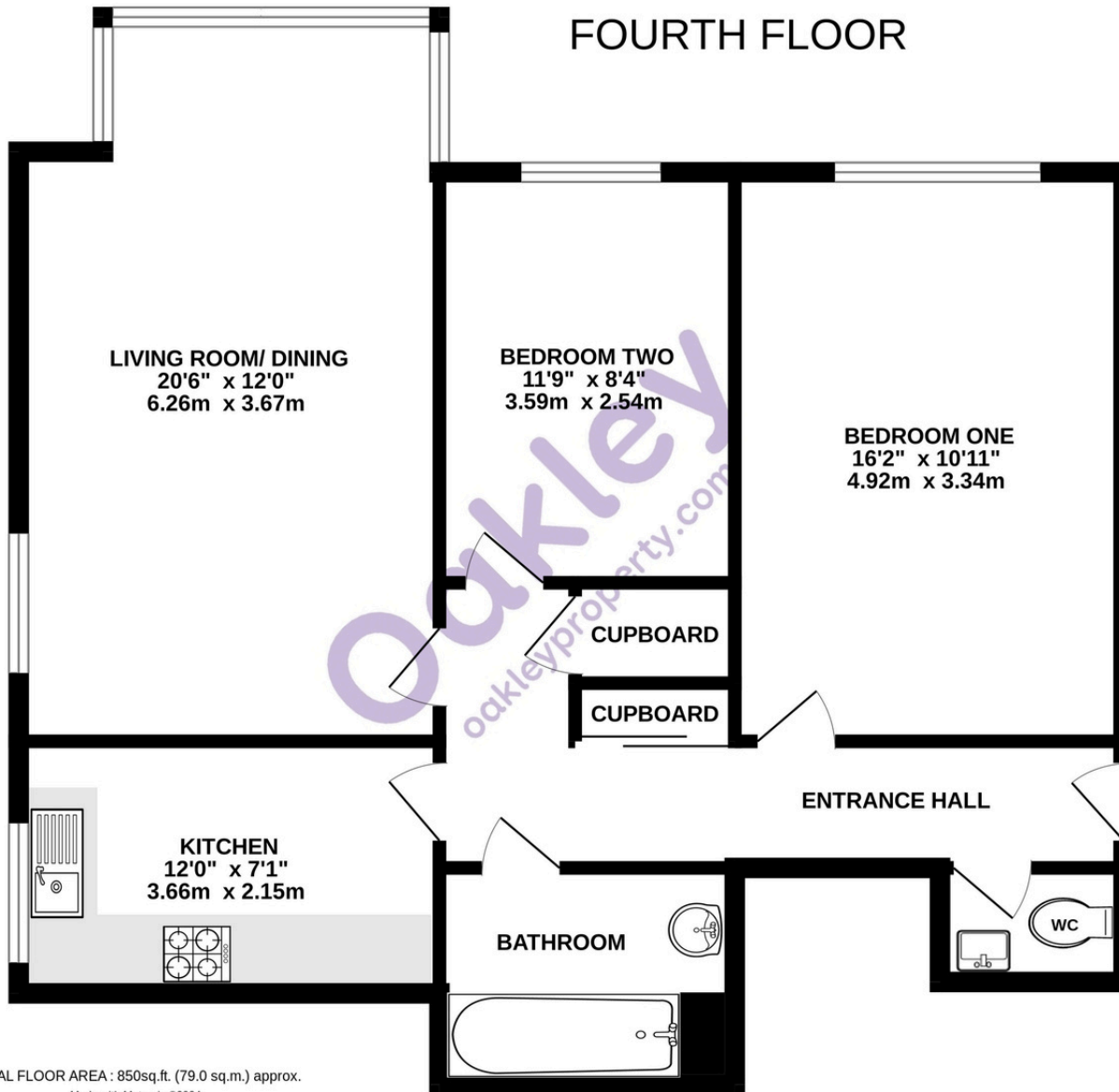
Further enhancing your living experience, this property benefits from gas central heating and double glazing throughout. This guarantees a comfortable and cosy atmosphere, no matter the weather conditions outside.

This apartment is ideally located in the Clifton Hill Conservation Area, offering easy access to a range of amenities, including shops, restaurants, and leisure facilities. You'll never be far away from the vibrant city life, while still enjoying the tranquillity of this sought-after neighbourhood.

Currently let under the terms of an Assured Shorthold Tenancy, this property presents a fantastic investment opportunity. Whether you're looking to add to your portfolio or searching for your first home, this well-presented apartment is a must-see.



FOURTH FLOOR



TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Share Of Freehold
989 Years Remaining On The Lease
Service Charge £2,600 Per Annum
Ground Rent N/A
Council Tax Band B



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