



**Gradino, Davigdor Road, Hove**

Prices From £330,000

# Gradino, Davigdor Road, Hove

## The Property

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These impressive light-filled apartments provide all the features of modern living from flexible open plan living spaces with contemporary-designed kitchens to spacious principal bedrooms with fitted wardrobes.

Each apartment offers peace of mind living, with integrated appliances, energy-efficient heating systems, and high levels of thermal insulation delivering low running costs.

Bathrooms and en-suites offer chic white sanitaryware and chrome fixings. The apartments have an energy efficiency band B and boast underfloor heating with individual room controls.

Commuting to work is made easy with Brighton & Hove mainline stations less than a mile away, and the exacting combination of lifestyle, location and the low maintenance requirements of a newly built complex offers a superb long-term investment.

- 75% Shared Ownership At Gradino
- No Rent Payable To Housing Provider
- Ready To Move In For Spring
- Situated On The Border Of Brighton & Hove, Close To Seven Dials
- Each With Balcony Or Juliet Balcony
- Paula Rosa Manhattan Kitchens
- Underfloor Heating Throughout With Separate Heating Zones
- Fitted Wardrobes To Principal Bedrooms
- Sold With A 10 Year Advantage New Homes Warranty
- Only Five Shared Ownership Apartments Available!





# Gradino, Davigdor Road, Hove

## Shares

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Shares available at 75%

Prices From:

£247,500 (One Beds)

Full Market Value:

£330,000 (One Beds)

Monthly cost for a one bedroom apartment approximately £1,425.00 (including mortgage and service charge, based on a 75% share with a mortgage rate based on a 90% repayment loan over 30 years at an interest rate of 6% with a 10% deposit.) There is no rent payable using this scheme. Council Tax TBC. This figure is a guide only. You must obtain advice from a qualified advisor.

## The Location

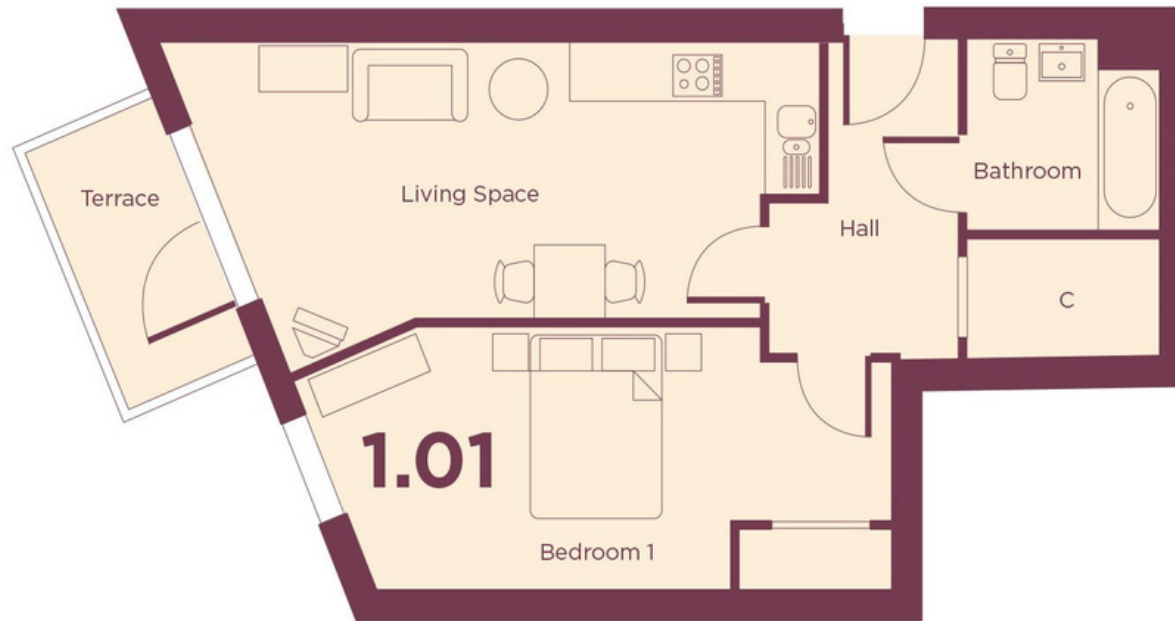
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Gradino is perfectly located to explore the very best of the vibrant city of Brighton and Hove, renowned for its beach and esplanade, its artisan cafes, specialist shops, characterful pubs and bars, its wide variety of restaurants and of course the city's world-famous street scene, entertainment and nightlife.

Situated in the sought after Seven Dials district, home to a great selection of cafés, bars, restaurants and shops.

Just moments from the doorstep, St Ann's Well Gardens is one of Brighton & Hove's green flag city parks, and the perfect spot to relax and unwind within a captivating setting of ancient trees, exotic plants, winding pathways, tennis courts, and a pond rich in wildlife.

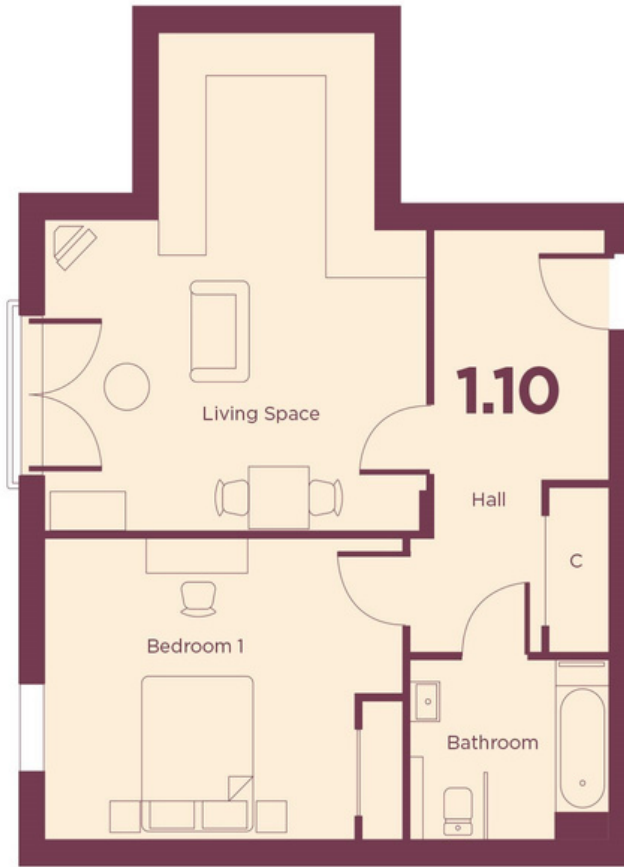
# Plot 1.01 Gradino Floor Plan



# Plot 1.04 Gradino Floor Plan



# Plot 1.10 Gradino Floor Plan



## Oakley

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### Energy Performance Certificate

| Agents Notes                                      | Score | Energy rating | Current | Potential |
|---|-------|---------------|---------|-----------|
| Tenure Leasehold                                  | 92+   | A             |         |           |
| 990 Year Lease Term                               | 81-91 | B             |         |           |
| Ground Rent- £0                                   | 69-80 | C             |         |           |
| Service Charge- Approx. ££2.00-£2.25 per sqft p/a | 55-68 | D             |         |           |
| Council Tax Band TBC                              | 39-54 | E             |         |           |
|   | 21-38 | F             |         |           |
|   | 1-20  | G             |         |           |
|   |       |               | 81 B    | 81 B      |

Please note that some of the images have been dressed with CGI furniture.



**Please note:**  
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