



Ladies Mile Court, Ladies Mile Road, Brighton, BN1 8QN
Offers In Excess Of £200,000

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A charming retirement apartment in a sought-after location, close to amenities and offering a well-maintained communal garden.

Welcome to Ladies Mile Court, an idyllic retirement development nestled in the heart of Patcham Old Village. A homely two bedroom apartment, perfect for those seeking a peaceful and comfortable living space.

Situated in a popular retirement block exclusively for the over 60s, this delightful apartment offers a village location that is conveniently close to local shops and bus services connecting you to the vibrant City Centre. With everything you need within easy reach, this property truly offers the best of both worlds - a tranquil sanctuary with the charm of city living just a short journey away.

As you enter the building, you'll appreciate the well-kept public ways and the convenience of a passenger lift, ensuring easy and stress-free access to your new home. The apartment itself is located on the first floor, benefiting from a south westerly aspect that fills the rooms with natural light throughout the day.

Spanning across approximately 652 sqft, this apartment provides ample space for comfortable living. The living room is the heart of this home, providing an inviting space to relax and entertain.

The double glazing keeps the space warm during the cooler months, while the electric heating ensures comfort all year round.

The well-appointed kitchen boasts functionality and style, with plenty of storage and workspace. Whip up your favourite meals while enjoying the view from the window. The two well-proportioned bedrooms offer peaceful retreats, perfect for a good night's rest. The shower room features modern fixtures, perfect for unwinding after a long day.

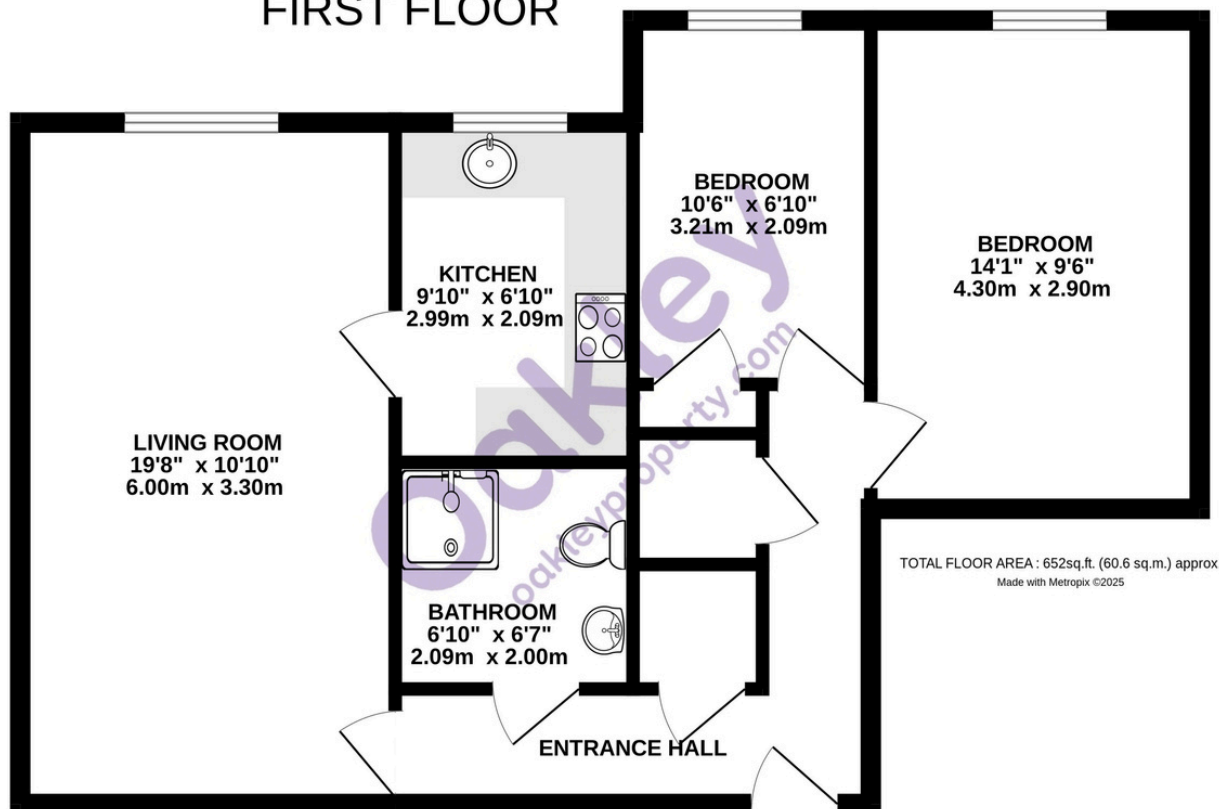
The community at Ladies Mile Court takes pride in maintaining a beautifully kept communal garden, providing a serene outdoor space to enjoy a breath of fresh air or socialize with like-minded neighbours. The residents' parking ensures convenience for both you and any visitors that might drop by.

Furthermore, this property is being offered with no chain, meaning the sale can proceed smoothly and without delay.

Embrace the retirement lifestyle you've always looked forward to.



FIRST FLOOR



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Agents Notes
Tenure Leasehold
A New 99 Year Lease Will Be Granted Upon Completion
Service Charge- Approx £4,723 Per Annum
Ground Rent- N/A
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

