

73 Greenacres, Preston Park Avenue, Brighton, BN1 6HR BEAUMONTS

## Balcony Living Room 6.08 x 5.55m Bedroom Bedroom 19'11" x 18'3" 4.20 x 3.57m 4.20 x 3.00m 13'9" x 11'8" 13'9" x 9'10" **Entrance Hall** Kitchen 3.84 x 2.34m 12'7" x 7'8" Cupboard Shower Room

Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

(Excluding Balcony)

All measurements are approximate and for display purposes only.

A new lease was granted on 9<sup>th</sup> May 2017, with the lease expiring on 28<sup>th</sup> Sep 2189.

Ground rent in advance £80 P.A Half yearly service charge in advance - £2,170.

## **SUMMARY OF ACCOMMODATION**

## SPACIOUS ENTRANCE HALL \* DELIGHTFUL DOUBLE ASPECT LIVING ROOM \* KITCHEN \* 2 DOUBLE BEDROOMS \* SHOWER ROOM \* SEPARATE W.C. \* BALCONY \* CENTRAL HEATING DOUBLE GLAZING \* GARAGE No.39

Superbly located within a highly regarded quiet yet convenient location adjacent to Preston Park which offers excellent recreational facilities including tennis courts, cycle track and delightful gardens. Excellent transport links are close by.

Flat 73 forms part of the 3rd floor of an impressive block which benefits from caretaker services, a modern lift, a security entry system and benefits from central heating and replacement double glazing. Features include 2 double Bedrooms, Shower room, Kitchen and a fabulous dual aspect approx. 20ft Living Room with access to a private Balcony. Garage number to be found to the rear of the block.











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