

For Sale

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Stroudley Road £350,000

- Leasehold
- 2 Bedroom Flat
- £20,400 Gross rental income
- Tenancy until August 2024
- 984 Years on Lease
- Ground rent: £130 PA
- Service Charge: £1,600 PA
- Re-let potential: £21,840
- Council Tax: D
- EPC: B

*fees apply

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Situated adjacent to Brighton Station, in the heart of the New England Quarter, and surrounded by the Brighton Laines and Parks is this rare opportunity to acquire a lucrative investment property in a prime central location.

The flat itself, in keeping with the area, is modern throughout, with a simple and attractive design for easy up keep. An open plan Living room & Kitchen gives a brilliantly bright feel which continues into each of the bedrooms, one of which benefits from an En-suite to accompany the main bathroom of the property.

Benefitting from an on-going tenancy, the flat has a fixed term rental in place until August 2024, providing a guaranteed and immediate return on investment of £1,700 pcm, with large scope to improve in the coming years, owing to growing market conditions and the waiting list of prospective tenants for the area. The flat's location means the Landlord can enjoy the luxury of choosing a tenant and set up to suit your needs.

The Flat has a long lease remaining, with the further advantage of all supporting documents relating to EWS being readily available, including a Landlord Certificate for removal of Liability for any historic defects under the Buildings Safety Act. This assures the ability of sourcing mortgage products, unlike many other structures of this age and style.



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Floor Plan



Approximate total area⁽¹⁾

627.11 ft²
58.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MTM NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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