



5 Attree Court Tower Road
Brighton, BN2 0FZ

£225,000
Share of Freehold

UWS1205

- **Share of freehold**
- **1 Double bedroom**
- **Separate kitchen**
- **Lounge/diner**
- **Bathroom**
- **Queens Park location**
- **No chain**

**** NO CHAIN, SHARE OF FREEHOLD, VERY CLOSE TO QUEENS PARK **** This is a 1 double bedroom purpose built flat located in highly desired Queens Park. Located on the ground floor garden level, with the front of the flat overlooking the communal gardens and facing a South-Westerly direction, so lots of natural light. The accommodation comprises of a modern separate kitchen, bathroom, double bedroom and living/dining room. Electric heating, double glazing. Secure entry phone system. Great location for Kemptown, Hanover and all that Brighton offers. The park is at the end of Tower Road. (EPC Rating 46 - E) 43 Square meters internally)

Location

Attree Court is a modern building located on the edge of Queens Park, next to 'The Pepperpot' on Tower Road, which is a cul de sac. Plenty of excellent pubs nearby in Hanover. Buses run along Queens Park Road and easy access to Kemptown via the park.

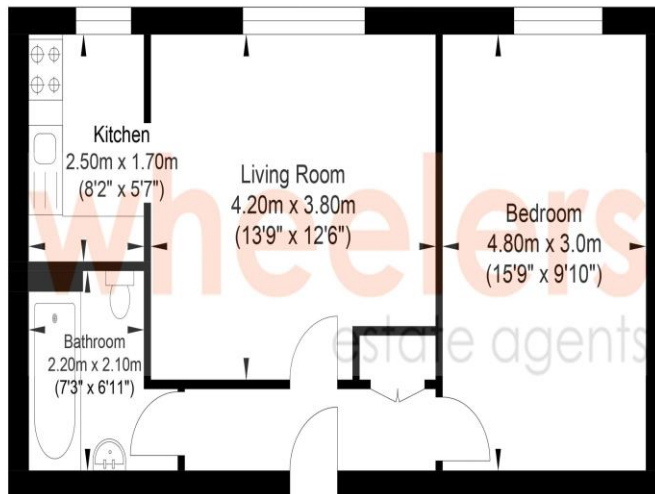
Description

This flat is located on the ground floor, South Westerly side of the building, so plenty of natural light. Front door leads into the entrance hallway, with plenty of built in storage. The double bedroom is to the right off the hallway. The modern bathroom to the left off the hallway. The lounge/diner in the middle of the flat, with the modern kitchen off this room.

Tenure

Share of freehold. Lease @980 years left. No ground rent. Service charge £488 per 6 months. Managing agents - Deacon Asset Management

Tower Road



Ground Floor
Approximate Floor Area
469.0 sq ft
(43.6 sq m)

Approximate Gross Internal Area = 43.6 sq m / 469.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Flat 5 Attree Court Tower Road BRIGHTON BN2 0FZ	Energy rating E	Valid until: 21 August 2034
		Certificate number: 3220-2288-0030-9005-0473

Property type	Ground-floor flat
Total floor area	45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

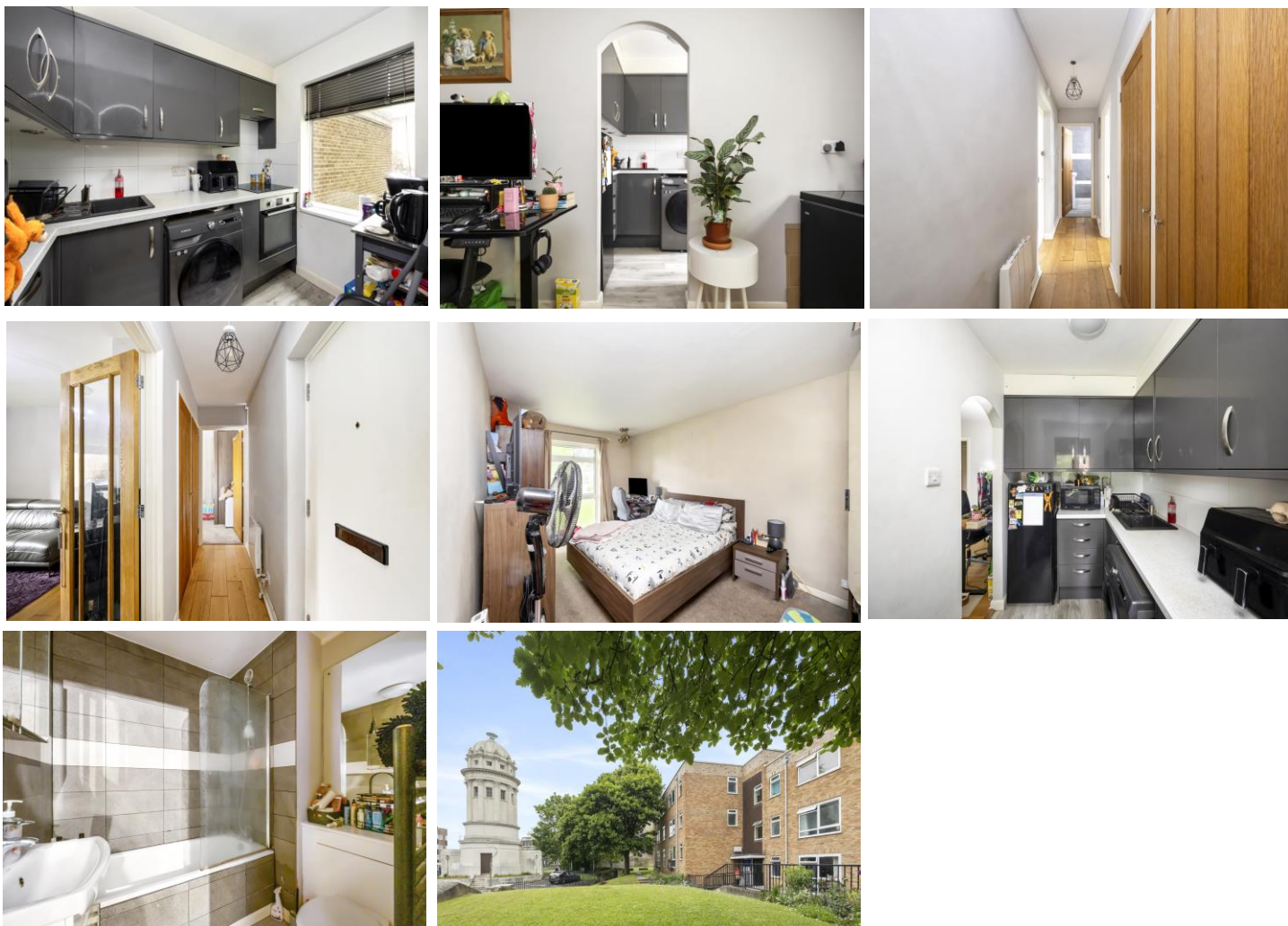
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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