



London Road, Brighton

Asking Price
£235,000
Leasehold

- A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT
- TWO BATHROOMS
- NO ONWARD CHAIN
- ON SITE GYM FOR USE OF RESIDENTS
- LOCATED ON THE GROUND FLOOR
- IDEAL FIRST TIME BUY
- ALLOCATED PARKING SPACE
- SPACIOUS LIVING ROOM LEADING TO PATIO

Robert Luff & Co are delighted to bring to market this spacious two double bedroom apartment situated on the ground floor of this modern building. Park Apartments is located on London Road and is in close proximity to Preston Park; which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches and two basketball courts. Preston Park mainline railway station is also close by which would make this property ideal for a commuter. London Road with its shops, restaurants and cafes is within easy access along with Brighton city centre, Brighton seafront and Brighton mainline station via local bus transport.

Accommodation offers; Spacious living room with access to patio, separate kitchen, two double bedrooms, a bathroom and en suite. Other benefits include; off street parking, a long lease, on site gym and patio.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 8'11 x 8'10 (2.72m x 2.69m)

Lounge/Diner 15'5 x 11'9 (4.70m x 3.58m)

Bedroom One 14'5 x 10'1 (4.39m x 3.07m)

En Suite Shower Room

Bedroom Two 10'1 x 9'8 (3.07m x 2.95m)

Bathroom

AGENTS NOTES

Council Tax Band C

Lease Years: 101 years remaining from 24th March 2024

Maintenance: £3,914.19 24/25 (1.8639% of total)

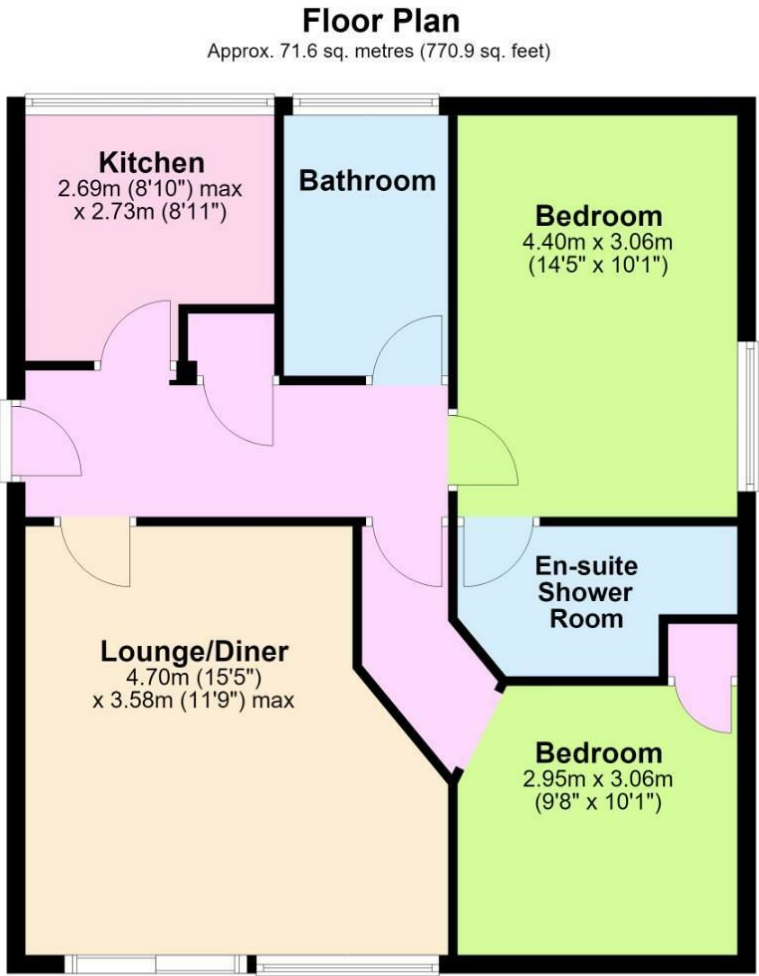
Ground Rent: £87.50 half yearly



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Total area: approx. 71.6 sq. metres (770.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.