



# **Mandalay Court, London Road, Brighton, BN1 8QW**



**welcome to**

## **Mandalay Court, London Road, Brighton**

CHAIN FREE!! A 2 bedroom balcony apartment situated on the 6th floor. The property benefits from allocated parking and also is being sold chain free.



This versatile apartment is located on the sixth floor of this popular block. Located on London Road this property offers easy access to Preston Park, local amenities and transport links (A23/A27). The existing master bedroom comfortably accommodates a double bed along with furniture. There is also a good-sized fitted kitchen and conveniently a WC separate to the bathroom. The private balcony has a westerly aspect and overlooks nearby woodland. This apartment has an extended lease and the benefit of an allocated off road parking space which is a rarity in Brighton. We feel this apartment offers excellent value for money and has the added benefit of no onward chain.



**Total floor area 63.9 m<sup>2</sup> (688 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# welcome to Mandalay Court, London Road, Brighton

- CHAIN FREE
- PRIVATE BALCONY
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER & SEPARATE KITCHEN
- ALLOCATED PARKING SPACE
- PASSENGER LIFT & DOOR ENTRYPHONE SYSTEM
- 6TH FLOOR APARTMENT
- EASY ACCESS TO A23/A27 ROAD NETWORK

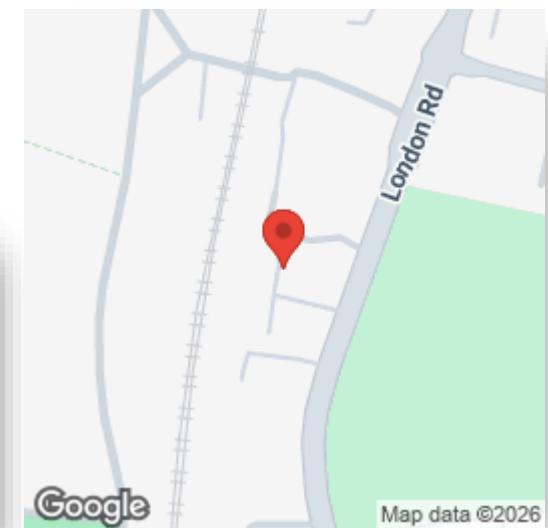
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## £215,000



**view this property online** [fox-and-sons.co.uk/Property/PRP106807](http://fox-and-sons.co.uk/Property/PRP106807)

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
PRP106807 - 0004



**01273 508761**



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



**fox-and-sons.co.uk**