

£400,000 Leasehold

The Courtyard, Circus Street, Brighton BN2 9AL



- First Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Two Juliette Balconies
- Approx. 821 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- City Centre/Station/Beach Easily Accessible

## GENERAL DESCRIPTION

This generously-sized apartment is on the first floor of a recently-constructed development and has a twenty-three-foot reception with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A Juliette balcony overlooks the communal courtyard. There is a main bedroom with en-suite shower room plus a second, comfortable, double bedroom and a simple yet stylish bathroom. A storage/utility cupboard has been provided in the hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and underfloor heating supplied from a communal hot water system. Victoria and Valley Gardens are just minutes away and the city centre, railway station and beach are all easily accessible.

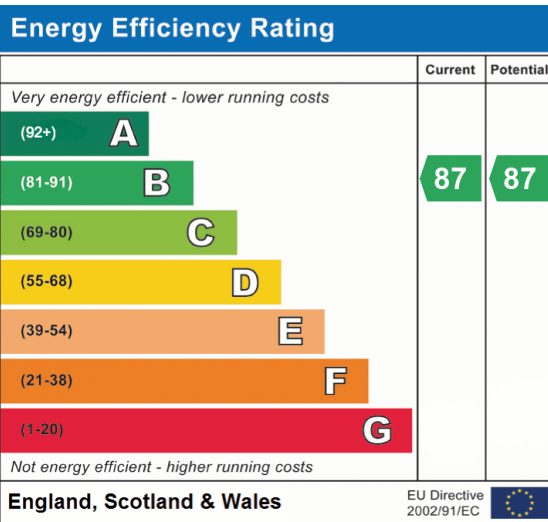
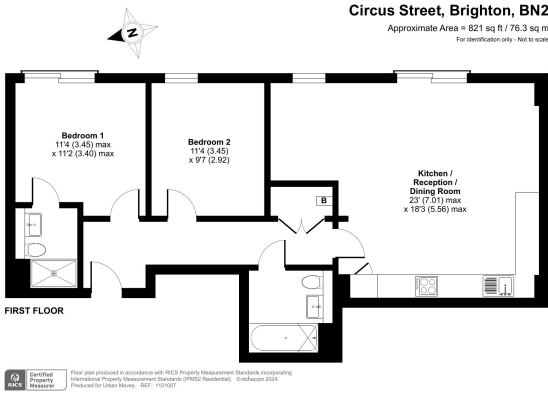
**Tenure:** Leasehold (250 years less 10 days from 08/02/2018).

**Service Charge:** £440.82 per month (subject to annual review).

**Council Tax:** Band B, Brighton & Hove City Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

23' 0" max. x 18' 3" max. (7.01m x 5.56m)

#### Kitchen

included in reception measurement

#### Bedroom 1

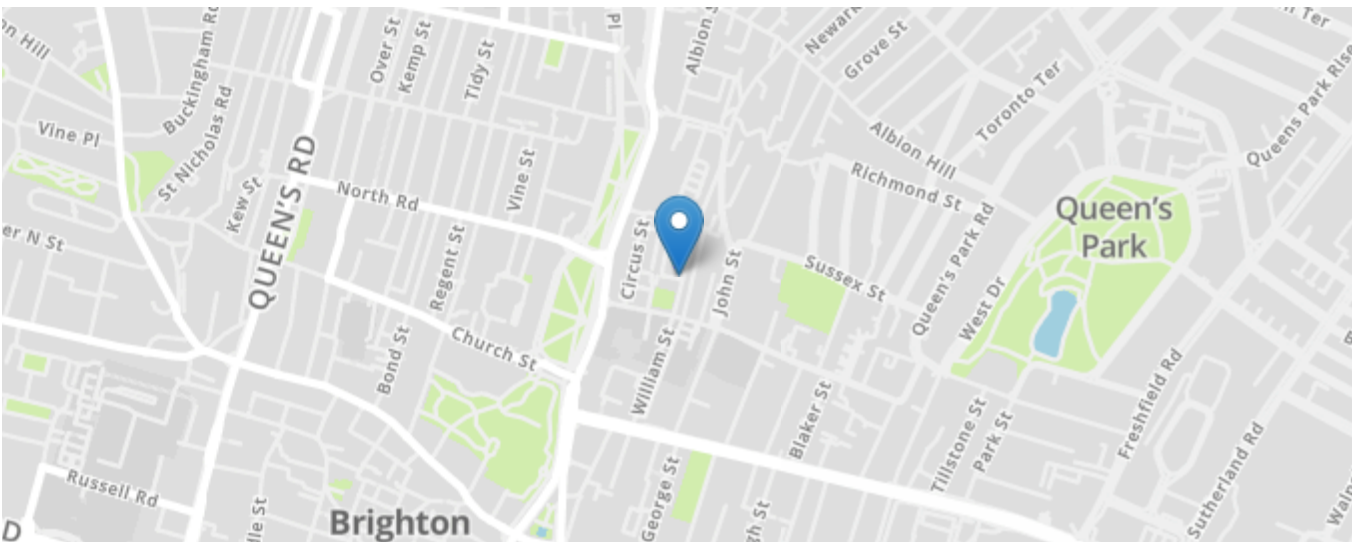
11' 4" max. x 11' 2" max. (3.45m x 3.40m)

#### En-Suite Shower Room

#### Bedroom 2

11' 4" x 9' 7" (3.45m x 2.92m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.