

£310,000 Leasehold

Flat Seventy Six The Courtyard, Circus Street, Brighton BN2 9AL



- First Floor with Balcony
- High Performance Glazing
- Quiet, Courtyard-Facing Aspect
- Approx. 597 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- City Centre/Station/Beach Easily Accessible

GENERAL DESCRIPTION

This generously-sized and smartly-presented apartment is on the first floor and appears in excellent condition throughout. The property has a spacious reception room with attractive flooring and a semi-open plan kitchen featuring sleek, handle-less units and integrated appliances. A sliding door leads out onto a good-sized balcony with quiet, courtyard-facing aspect. There is an additional Juliette balcony in the bedroom, some useful built-in storage in the entrance hallway and a simple yet stylish bathroom. 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 (125 years from 2019).

Service Charge: £366.14 per month (subject to annual review).

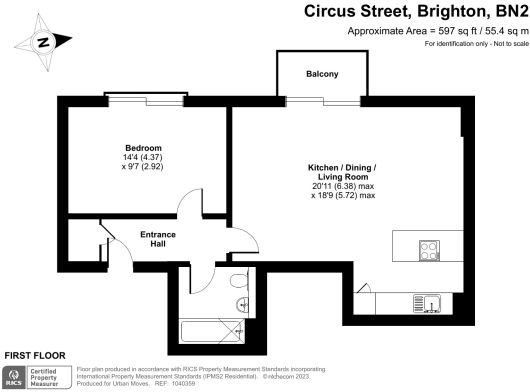
Ground Rent: £150.00 for the year.

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

Please Note: This property is currently part-owned by Clari 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 however the vendors inform us that on-street parking is available.

DIMENSIONS



FIRST FLOOR

Entrance Hall

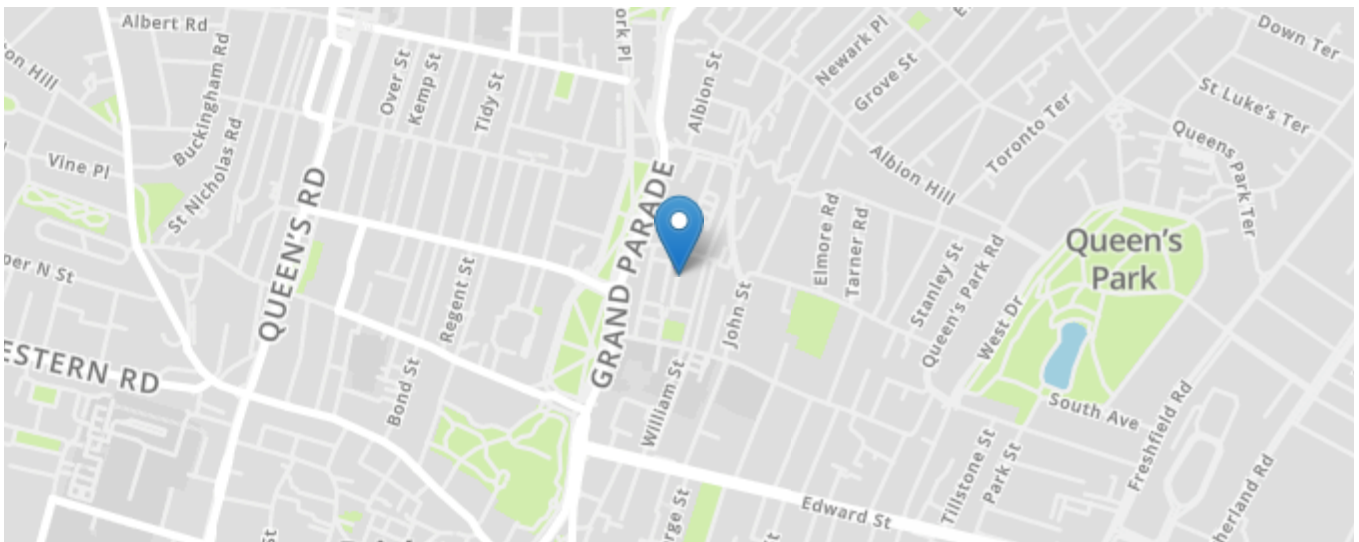
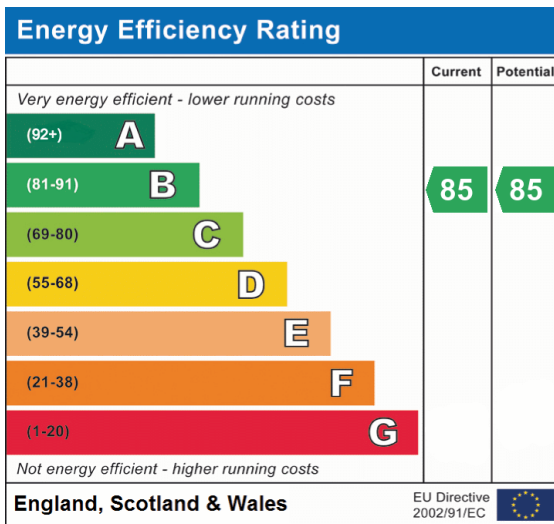
Bedroom
14' 4" x 9' 7" (4.37m x 2.92m)

Bathroom

Reception
20' 11" max. x 18' 9" max. (6.38m x 5.71m)

Balcony

Kitchen
included in reception measurement



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.