



Guide Price
£350,000
 Share of Freehold

Montpelier Road, Brighton

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- OFF STREET PARKING
- THIRD FLOOR FLAT WITH A LIFT
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO BRIGHTON MAINLINE STATION

GUIDE PRICE: £350,000 - £375,000

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment situated on the second floor of Park Royal. Park Royal is to be found on Montpelier Road above the junction of Montpelier Terrace and is within a short walk of the seafront and Western Road where comprehensive shopping facilities are to be found, along with numerous bars, restaurants, and other entertainments. Brighton mainline station is to be found in Queens Road providing north bound commuter links with London/the city as well as east and westbound connections

Accommodation offers; Two double bedrooms, spacious lounge, separate kitchen, family shower room and a separate WC. Other benefits include; share of freehold with a long lease, no onward chain and first come first serve off street parking.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Reception Room 20'8" x 12'0" (6.30 x 3.68)

Kitchen 12'0" x 7'2" (3.66m x 2.18m)

Bedroom One 16'2" x 11'2" (4.93m x 3.40m)

Bedroom Two 11'10" x 8'4" (3.61m x 2.54m)

Shower Room

Separate WC

Agents Notes

Tenure: 987 Years Remaining On Lease + A Share Of Freehold

Service Charge: £230 Per Month

EPC Rating: C

Council Tax Band: B

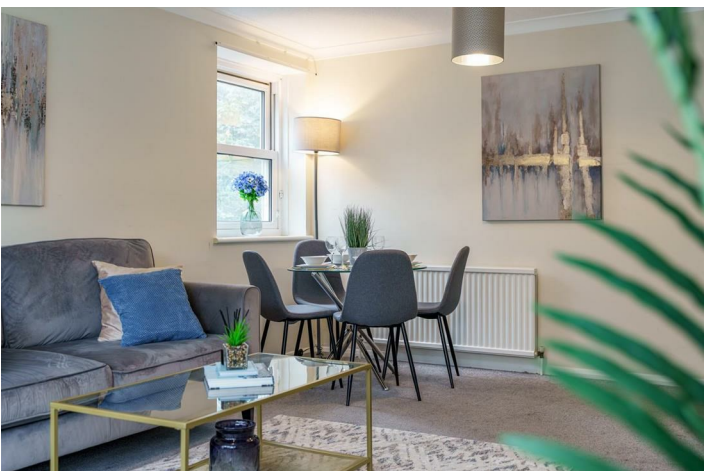
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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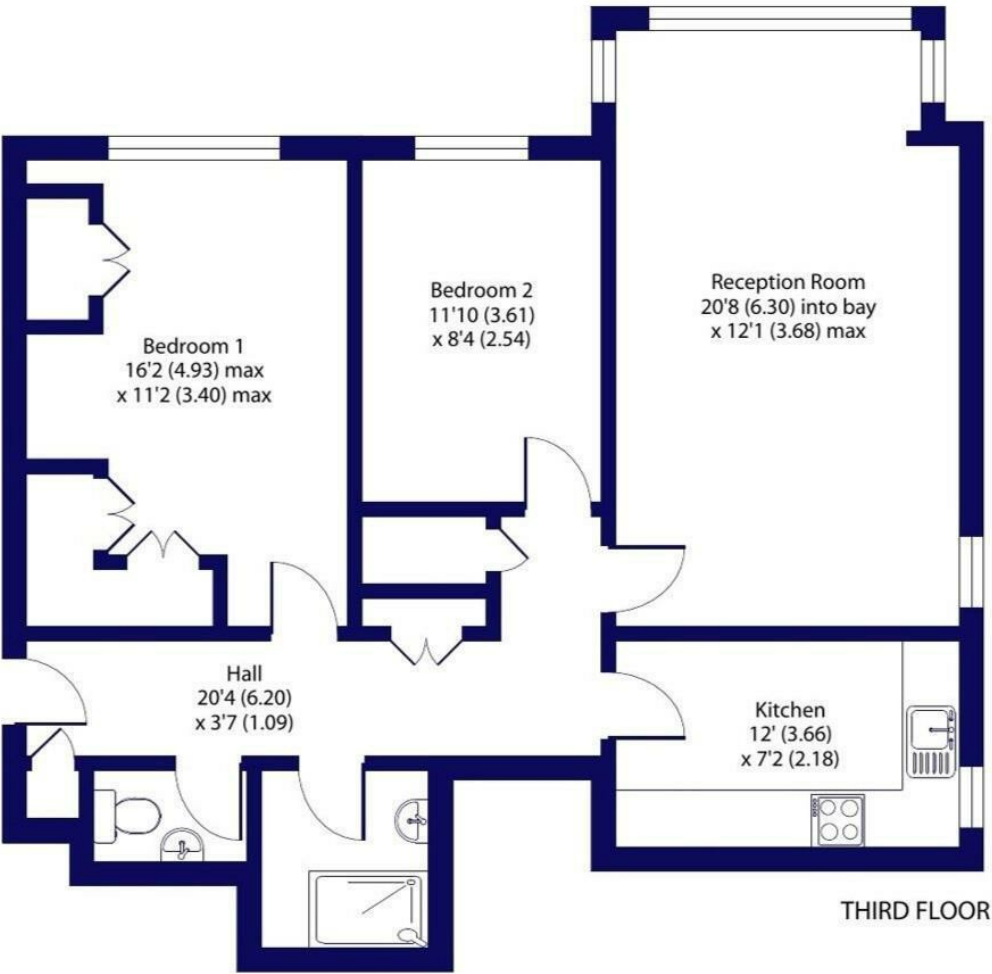
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Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(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.