



Montpelier Road, Brighton

- TWO DOUBLE BEDROOM • APARTMENT
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO BRIGHTON STATION
- FIRST COME FIRST SERVE OFF STREET PARKING

Guide Price
£400,000
Share of Freehold

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 bathroom and a separate WC. Other benefits include; a share of the freehold, no onward chain and first come first serve off street parking.

T: 01273 921133 E:
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**Robert
Luff & Co**
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Accommodation

Entrance Hall

Slid tiled flooring, wall mounted radiator, access to storage cupboards, doors leading to;

Living Room 21'1 x 12'2 (6.43m x 3.71m)

Tiled flooring, wall mounted radiator, large box bay window with UPVC double glazed sash windows, eclectic fireplace, cornicing

Kitchen 11'11 x 7'2 (3.63m x 2.18m)

Tiled flooring, mixture of wall and base units, induction hob, space for washing machine, fridge freezer, breakfast bar, UPVC double glazed sashed window, cornicing

Bedroom One 16'2 x 10'11 (4.93m x 3.33m)

Tiled flooring, wall mounted radiator, built in storage cupboards, UPVC double glazed sash windows, cornicing

Bedroom Two 12'0 x 8'2 (3.66m x 2.49m)

Tiled flooring, wall mounted radiator, UPVC double glazed sash windows, cornicing

Bathroom

Tiled flooring, bath with overhead shower, sink, extractor fan, cornicing

Separate WC

Tiled flooring, WC, sink, extractor fan

Agents Notes

Tenure: Leasehold remainder of 999 year lease

Service Charge: £120 Per Month

Ground Rent: TBC

Council Tax: B

EPC: C

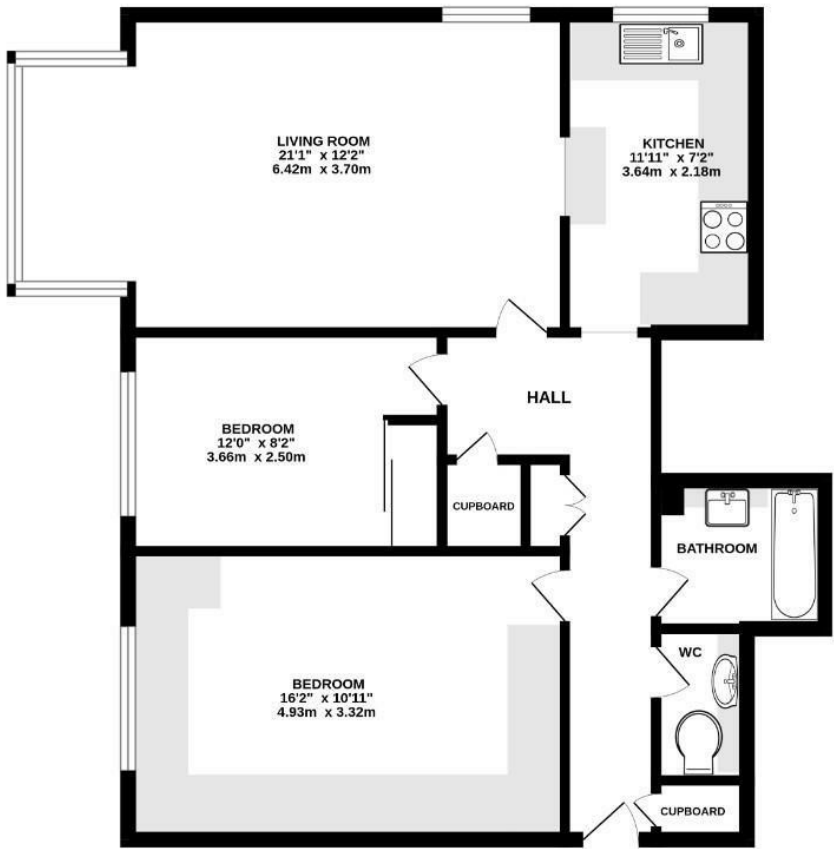
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SECOND FLOOR



PARK ROYAL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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		
(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.