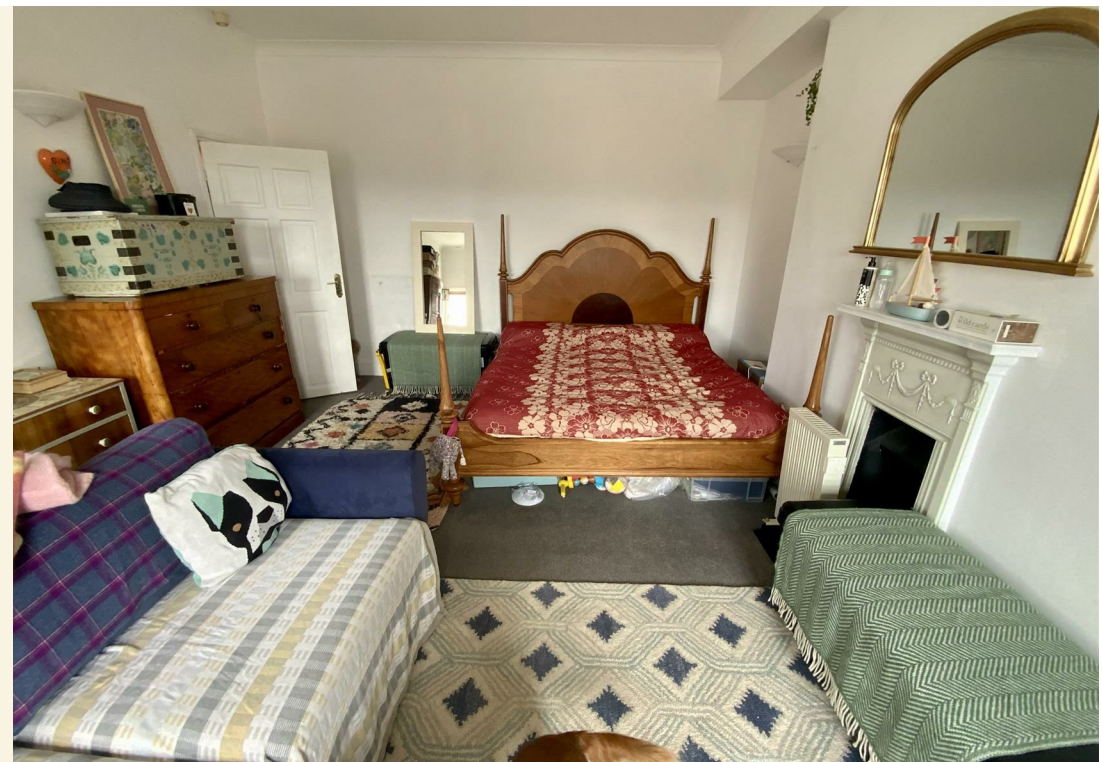




A WELL PRESENTED third floor STUDIO FLAT in a CONVERTED GRADE II LISTED building near to SEVEN DIALS. The accommodation comprises entrance hall, 17'2 WEST ASPECT STUDIO ROOM, WEST ASPECT KITCHEN, BATHROOM, SHARE OF FREEHOLD, EPC F.

- VIDEO TOUR AND FLOORPLAN
- THIRD FLOOR STUDIO FLAT
- CONVERTED GRADE II LISTED BUILDING
- 37 SQUARE METERS
- 17'2 x 14' WEST ASPECT STUDIO
- SEPARATE KITCHEN
- BATHROOM
- SHARE OF FREEHOLD
- ROOF TOP VIEWS TO SEA
- ADDITIONAL STORAGE CUPBOARDS





THIRD FLOOR

STUDIO ROOM

Two West aspect sash windows with roof top views to the sea, ceiling coving, feature cast iron fireplace.

EXTERNAL

ENTRANCE HALL

Entryphone system, cupboard.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, stainless steel single bowl single drainer sink unit with mixer tap, work tops with tiled splashbacks, plumbed space for washing machine, space for further appliance, West aspect window.

STORAGE CUPBOARDS

Located on communal half landing, two cupboards measuring 3'5 x 2'8.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level close coupled WC, recessed downlighting, chrome heated towel rail, West aspect window.

ADDITIONAL INFORMATION

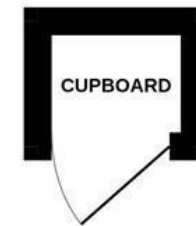
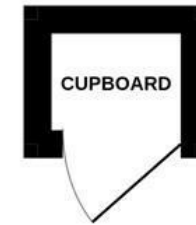
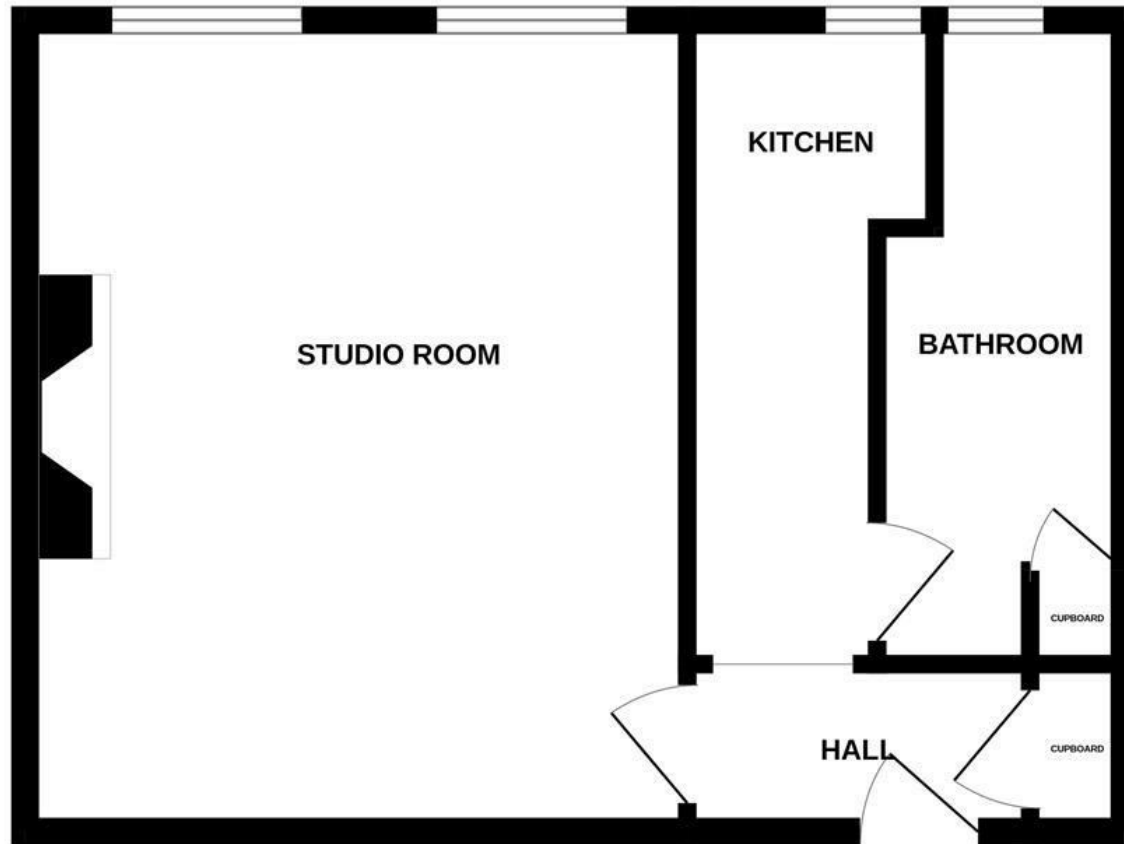
Lease - 991 years remaining - Share of Freehold

Maintenance - £2,500 P.A.

Ground Rent - £0

Council Tax Band A - £1,637.19

THIRD FLOOR
407 sq.ft. (37.9 sq.m.) approx.

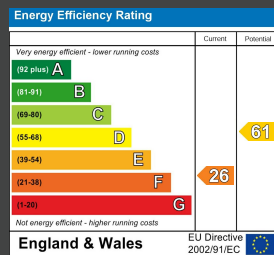


TOTAL FLOOR AREA : 407 sq.ft. (37.9 sq.m.) approx.

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 PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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