

**SOLD STC**



**Clarendon Road, Brighton**  
**Asking Price Of £138,000**

  
**MARTIN&CO**

# Clarendon Road, Brighton

Asking Price Of £138,000

- TOP FLOOR FLAT
- RETIREMENT BLOCK
- 2 BEDROOMS WITH 1 BEING IDEAL FOR GUEST ROOM
- BATHROOM
- FITTED KITCHEN

**\*\* WELL PRESENTED TOP FLOOR FLAT \*\*** A rarely available southerly aspect top floor retirement flat in a purpose built block in central Brighton location in Kemptown which is situated close to local

An opportunity to purchase a 2 bedroom top floor flat in this popular retirement block and complex in Brighton. Situated close to local shops, cafes, bus links to Brighton and 10 minutes walk to Brighton seafront this over 60's block offers you everything you need.

The building features include a communal lounge for the community to get together with its own Kitchen and leading out to the southerly facing patio garden. Laundry room and guest room on the ground floor. A lift takes you to every floor with stairs if required.

The property comprises of:



Entrance Hallway

Master Bedroom with fitted wardrobe

2nd Bedroom ideal as guest room

Bathroom

Fitted Kitchen

Spacious southerly facing living room.

The owner confirms the following service charges and details below. We always suggest you get these figures checked with your solicitor.

Service charges -£1,353.45 for 6 months (1 Mar 22 - 31 Aug 22)

Length of lease - 61 years ( Please note this can be extended after 2 years at the property, please ask for charges of this when purchasing the property)

Half yearly ground rent - £222.37 (1 Mar 22 - 31 Aug 22)

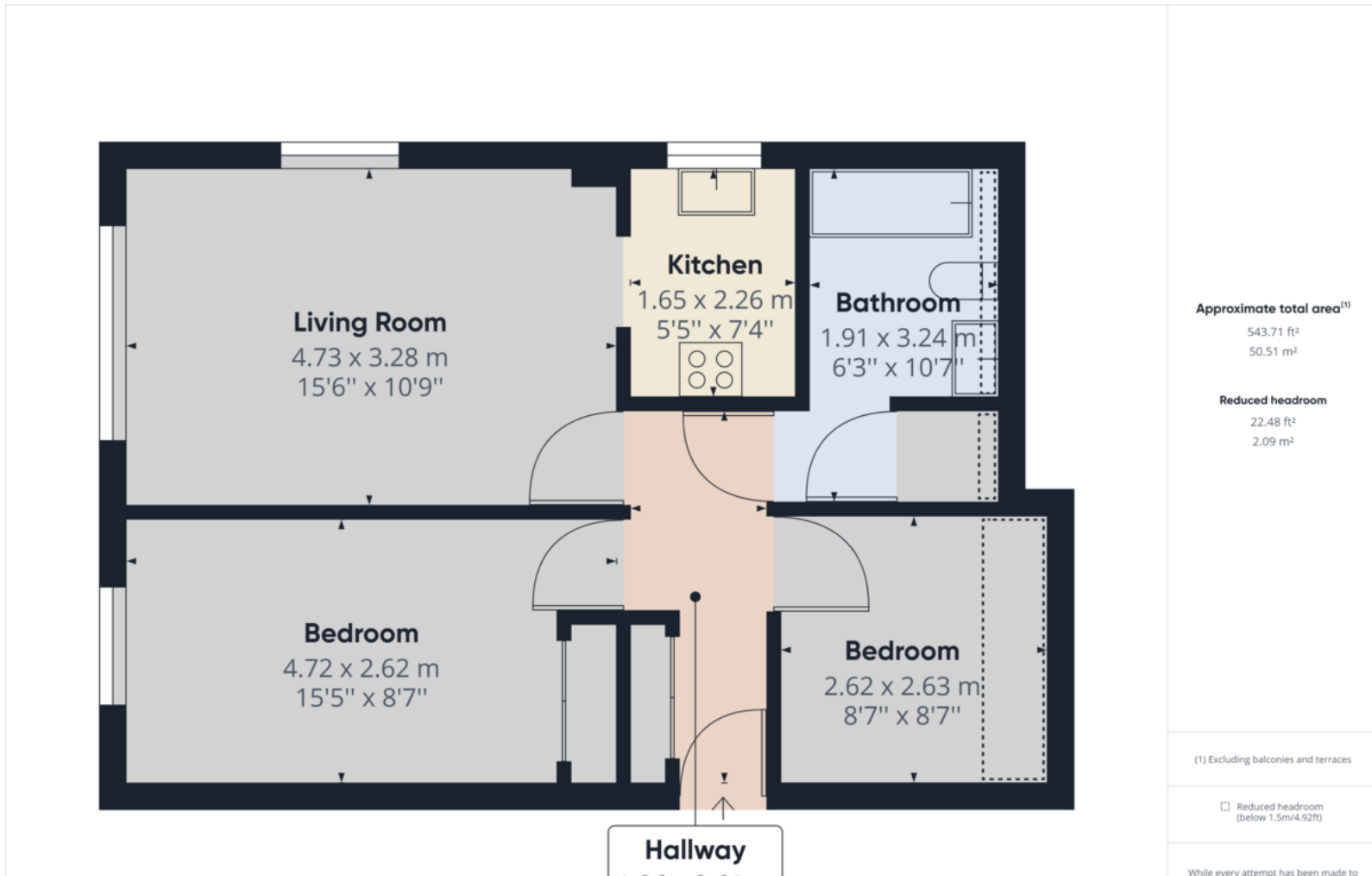
Council tax - £1,647.58

Viewings by appointment only.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	53   E	





## Martin & Co Brighton

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**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has 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.