



A SPACIOUS FIRST FLOOR BALCONY FLAT with a WEALTH OF PERIOD FEATURES in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The property requires modernisation and comprises WEST ASPECT LOUNGE/DINING ROOM, BALCONY, SEPARATE KITCHEN, BATHROOM, SEPARATE WC, DOUBLE BEDROOM, GSC, SHARE OF FREEHOLD, EPC ORDERED.

- SPACIOUS FIRST FLOOR BALCONY FLAT
- IN NEED OF MODERNISATION
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPCT LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- ONE DOUBLE BEDROOM
- BATHROOM + SEPARATE WC
- PERIOD FEATURES
- SHARE OF FREEHOLD







## FIRST FLOOR

### LOUNGE

Three West aspect floor to ceiling sash windows with shutters to sides, ornate ceiling coving and rose, picture rail, feature fireplace with marble mantle, tiled inset and hearth, part wood panelling to walls, 'Parque' wood flooring, radiator.

### BALCONY

Full width, West aspect, distant views to the sea.

### BATHROOM

Panelled bath, pedestal wash basin. storage cupboard, part tiled walls, borrowed light windows, extractor fan, radiator.

### KITCHEN/BREAKFAST ROOM

Worktops with cupboards under, further storage cupboard housing boiler, stainless steel single bowl single drainer sink unit with mixer tap, electric oven with gas hob, plumbed space for washing machine, space for appliance, East aspect sash window with shutters to sides, picture rail, radiator, doorway with stairs down to:

### INNER HALL

Feature leaded light stained glass sash window, radiator.

### SEPARATE WC

Low level WC, extractor fan.

### BEDROOM

Double aspect, East aspect sliding window with windows over, further window to side, picture rail, radiator.

### ADDITIONAL INFORMATION

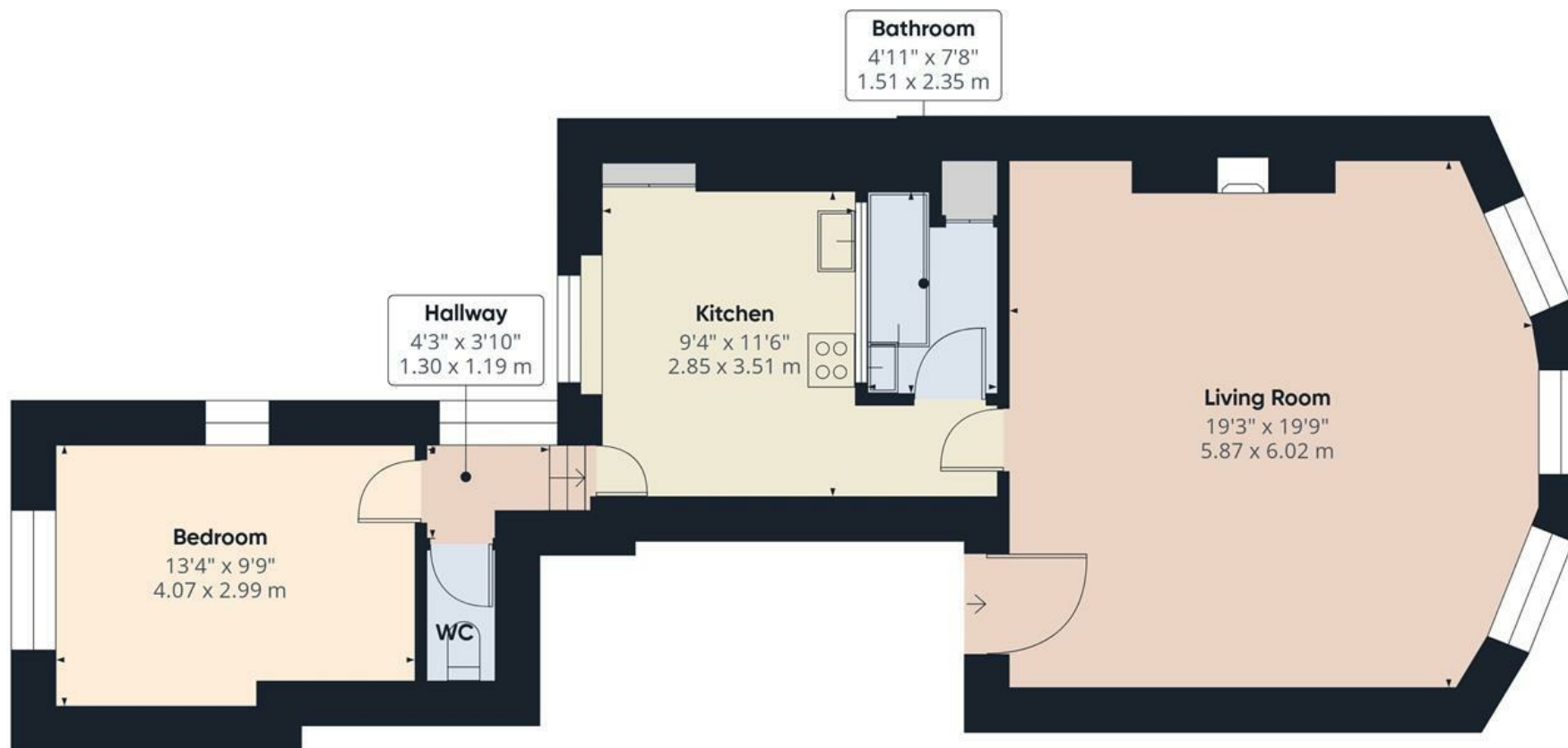
Lease - 999 years from 1981 - Share of Freehold

Maintenance - £600 P.A.

Ground Rent - £0

Council Tax Band B - £1,910.06





Approximate total area<sup>m</sup>

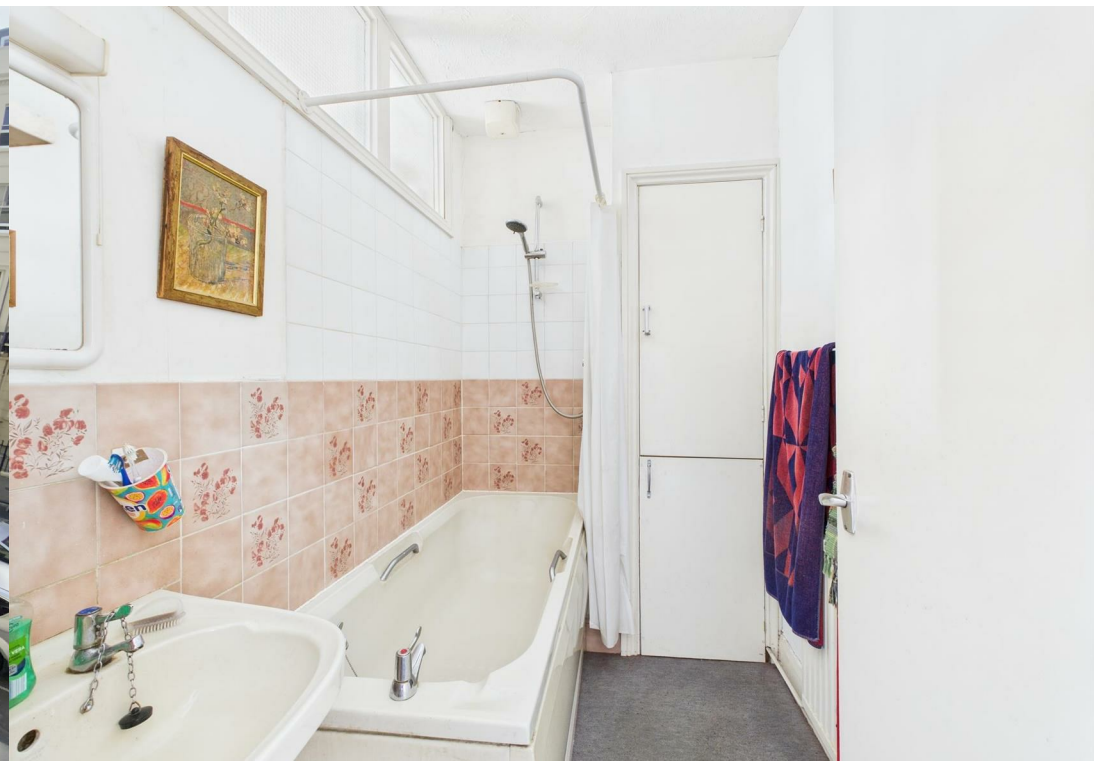
706 ft<sup>2</sup>  
65.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

**Council Tax Band: B**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

Tel: 01273 323000

Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)

[www.brices.co.uk](http://www.brices.co.uk)

## 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.

**brices**  
VIRTUAL VIEWINGS

**brices**  
sales & lettings