



## 7 Stamford Lodge Cumberland Road

Brighton, BN1 6ZE

Offers In The Region Of £210,000



A SPACIOUS PURPOSE BUILT GROUND FLOOR FLAT SITUATED CLOSE TO PRESTON PARK STATION IN NEED OF SOME IMPROVEMENTS.

Situated in Cumberland Road off Preston Road, there are a number of local shopping facilities available nearby including Sainsburys Local, Costa Coffee & popular local pubs. The property is also well situated for easy access to Preston Park- the largest urban park in the city with cafes & sports facilities. The nearby Rockery Garden has wonderful pathways to walk along featuring streams and waterways. Bus service provides access to most parts of town including central Brighton, Kemptown & Hove through to Hangleton.





## COMMUNAL ENTRANCE DOOR

Leading to

## COMMUNAL ENTRANCE HALLWAY

Leading to ground floor door to flat.

## FRONT DOOR

Leading to

## ENTRANCE HALLWAY

Ceiling light point, wall mounted door entry phone system, radiator, built in storage cupboard, cloaks storage cupboard, deep further storage cupboard housing meters with shelving storage and light point.

## LOUNGE 17'10 x 11'0 (5.44m x 3.35m)

Easterly aspect with single glazed crittall windows to side, ceiling light point, 2x radiators, T.V aerial point, telephone point, wall mounted central heating thermostat control, door to kitchen.

## KITCHEN 9'4 x 6'10 (2.84m x 2.08m)

Easterly aspect with single glazed crittall window to side, ceiling light point, wall mounted 'Alpha' gas combination boiler for heating and hot water, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, built in 4 burner gas hob with electric oven under, radiator, space and plumbing for washing machine, tiled splash backs, window providing borrowed light into bathroom.

## BEDROOM 15'10 x 10'0 (4.83m x 3.05m)

Easterly aspect with single glazed crittall windows to side, ceiling light point, radiator, 3x double built in wardrobes providing hanging space and shelving as well as storage cupboards over.

## BATHROOM

Internal bathroom, obscure glass window providing borrowed light from kitchen, ceiling light point, ladder style radiator, white low level W.C. pedestal wash hand basin with mixer tap, panelled bath with mixer tap, wall mounted electric shower, extractor fan, wall mounted medicine cabinet.

## OUTSIDE

Communal parking spaces (available on a first come first serve basis).

## OUTGOINGS

Lease: A new lease will be issued upon completion - Current lease expire 24/06/2099

Service Charge: £3132.72 per annum (£825.18 per annum service charge and £2307.54 reserve fund contribution for new roof)

Ground rent: £250 per annum

Managing Agents: Ellmans Tel: 01273-737241

## COUNCIL TAX

Band A

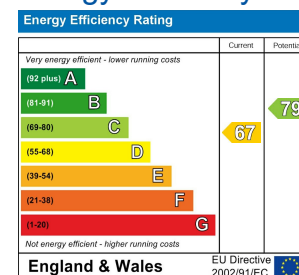
## Area Map



## Floor Plans



## Energy Efficiency Graph



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