2 Stanford Avenue, Brighton BN1 6AA

Price £127,500 Leasehold

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*** SOLD VIA MASLEN ESTATE AGENTS*** CHAIN FREE STUDIO APARTMENT within this ATTRACTIVE PERIOD BUILDING, which is located in close proximity to Preston Park. Other highlights include a PHONE SECURITY ENTRY SYSTEM & a small BALCONY ideal for getting a breath of fresh air or for smokers. The property is considered to be an IDEAL FIRST TIME BUY OR BUY TO LET PURCHASE. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents

WHAT THE OWNER SAYS:

"I bought the property due to its proximity to Preston Park, Arkwrights Deli on Beaconsfield Road and its central location within short walk to all 3 train stations and a doctor's surgery.

The electricity has Economy 7 provision, with a storage heater, the water system is dual heating (bath/sink) and keeps pressure up for showering. All the equipment in the kitchen is staying: fridge,cooker, washer, microwave, toaster, kettle. There is NTL/Virgin internet cable."

Communal front door leading to:

Communal Hallway
Personal front door to:

Entrance Hall
Door to bathroom, door to studio room.

Bathroom
White suite comprising panelled bath with mixer tap & hand held shower attachment, low level close coupled push button W.C, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring.

Studio Room
Double glazed sash window, door opening onto Balcony, storage heater, built in storage cupboard, door to:

Kitchen
Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for oven with cooker hood over, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, tiled floor, window to side.

Balcony
Small wrought-iron balcony.

Total approx floor area
277 sq.ft. (25.8 sq.m.)

Parking Zone J

Council Tax Band A

V4

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TOTAL FLOOR AREA : 277 sq.ft. (25.8 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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IMPORTANT
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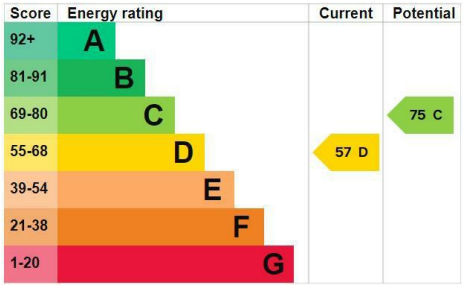

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Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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