



**2 Queens Park Loft Queens Park Road**

Brighton, BN2 OGL

**£375,000**

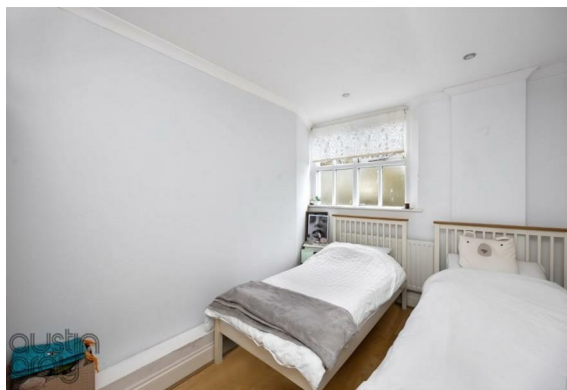


## 2 Queens Park Loft Queens Park Road

A spacious, two bedroom, two bathroom maisonette in the heart of the popular Queens Park District of Brighton.

Queen Park Lofts, Queens Park Road was previously a church built in the 1890's having been converted to provide residential and work accommodation. Queens Park, The Level and the bustling City Centre are all within easy walking distance. KempTown Village and the seafront are both within walking distance. There are excellent local shops, pubs in the local area and Brighton mainline station is in Queen's Road providing north-bound commuter links with London/the City.

- Two Bedroom Loft Apartment over Two Floors
- Open Plan Living and Kitchen / Diner
- Two Bathrooms / W.C.
- Lease 105 years remaining
- Ground rent £80 pa
- Service charges £721.83 half yearly
- Council tax band C
- EPC rating D
- NO ONWARD CHAIN
- Sole Agents





Through the communal hallway the flats front door opens into the entrance hall where, a useful storage cupboard, two, double, bedrooms and two bathrooms are to be found, one with an en-suite. An open tread wooden stairs lead up to the spacious, light open plan kitchen, living and dining area. The kitchen is well equipped and provides a sociable space for entertaining and relaxing. With the architectural high ceilings and beams retained and Velux windows to the front an abundance of natural light floods the living area.

Internal viewing highly recommended.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

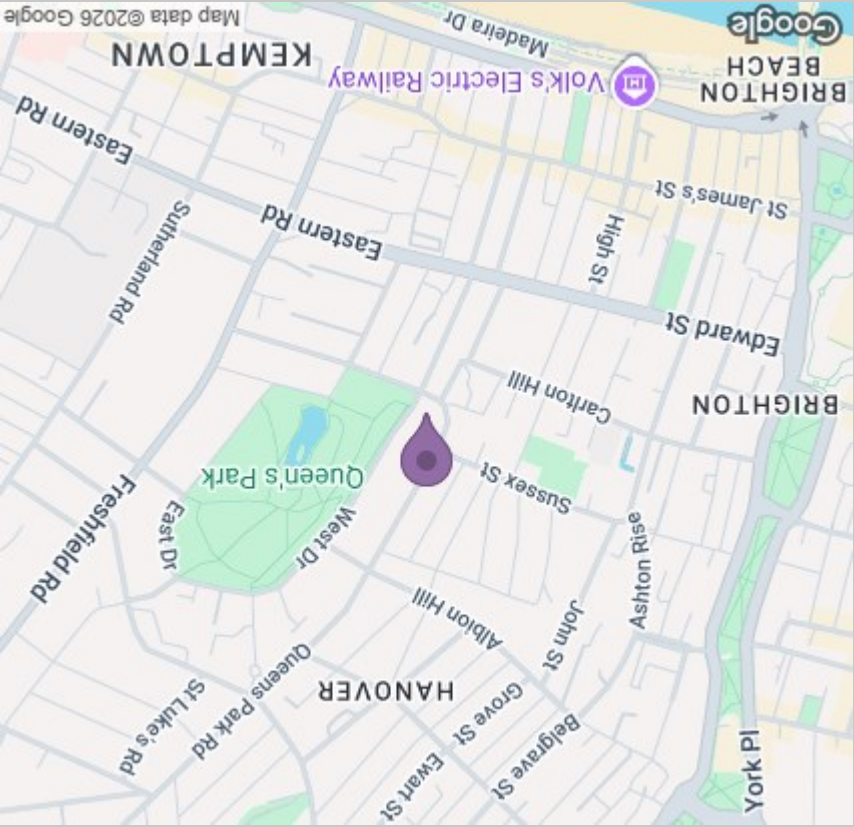
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Viewing

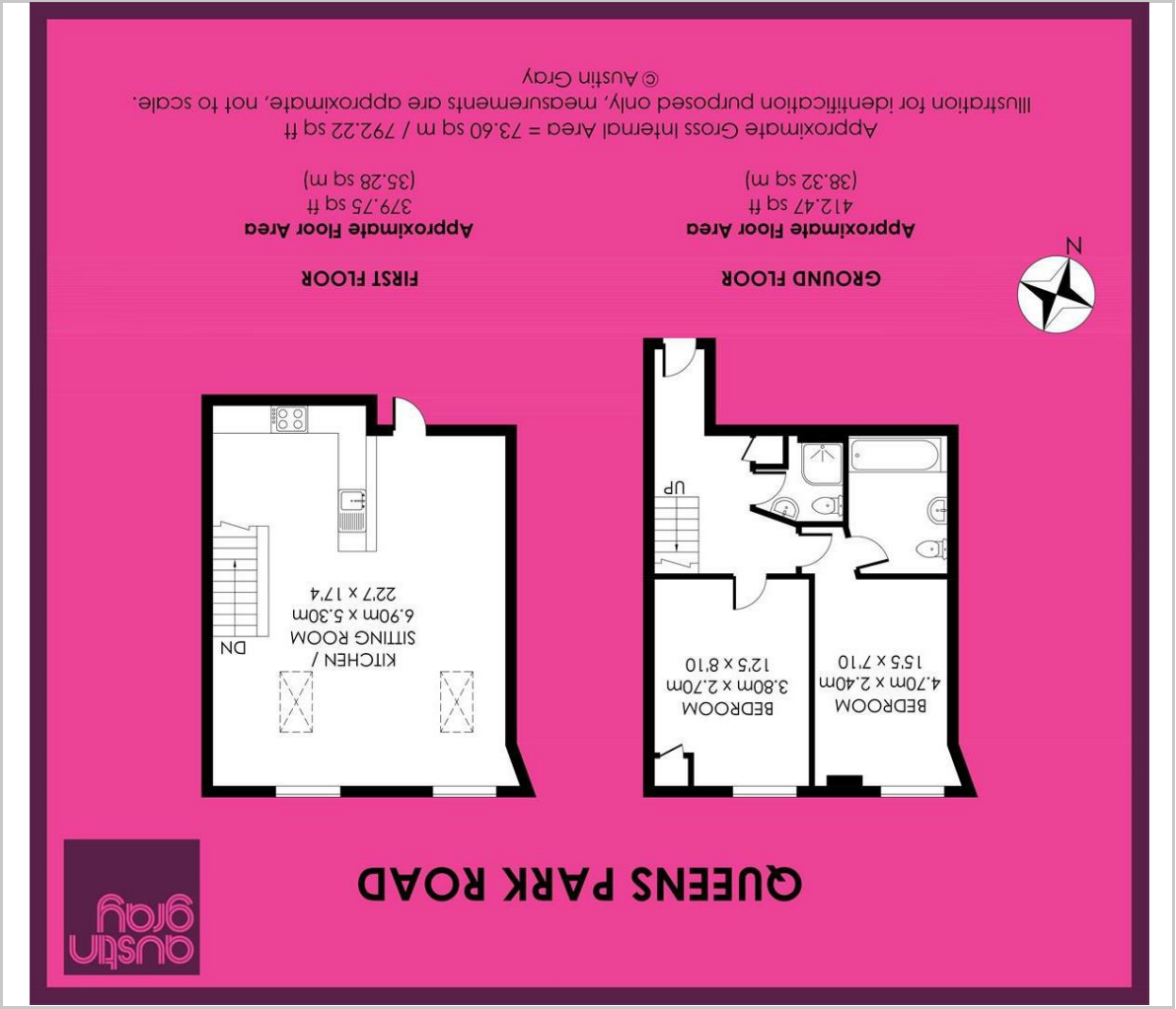
Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |           |                                                                                                                 |         |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------|---------|
| Current                                     | Potential | <br>EU Directive<br>2002/91/EC |         |
| Very energy efficient - lower running costs |           |                                                                                                                 |         |
| A                                           |           |                                                                                                                 | (91-95) |
| B                                           |           |                                                                                                                 | (81-90) |
| C                                           |           |                                                                                                                 | (69-80) |
| D                                           |           |                                                                                                                 | (55-68) |
| E                                           |           |                                                                                                                 | (45-54) |
| F                                           |           |                                                                                                                 | (31-40) |
| G                                           |           |                                                                                                                 | (1-30)  |
| Not energy efficient - higher running costs |           |                                                                                                                 |         |
| England & Wales                             |           |                                                                                                                 |         |
| EU Directive<br>2002/91/EC                  |           |                                                                                                                 |         |

Energy Efficiency Graph



Area Map



Floor Plan