

47 Rutland Court, 37-39 New Church Road

Hove BN3 4AF

Offers in Excess of £300,000

- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- DESIRABLE LOCATION
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- BALCONY
- HEATING AND HOT WATER INCLUDED IN

Whitlock and Heaps are delighted to bring to market this excellent apartment forming part of the fourth floor of this attractive building. The property is presented immaculately throughout with a particular feature being the double aspect living/dining room that leads onto the private balcony. The two double bedroom accommodation also includes a modern kitchen and white bathroom suite with benefits including UPVC double glazed windows and communal gardens.

Situated on this desirable tree lined road within a few minutes walk of Hove seafront. Portland and Church Roads with their variety of eateries, cafes and shopping facilities are both within a short walk as is Hove mainline station.

ENTRANCE HALL Fitted cupboard, entry system telephone.

KITCHEN Well fitted with far reaching view. Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric oven and appliance space, UPVC double glazed window, tiled splashback and floor.

LIVING/DINING ROOM Double aspect with UPVC double glazed window, radiator, French door to:

BALCONY

BEDROOM 1 Range of fitted wardrobes, two UPVC double glazed windows.

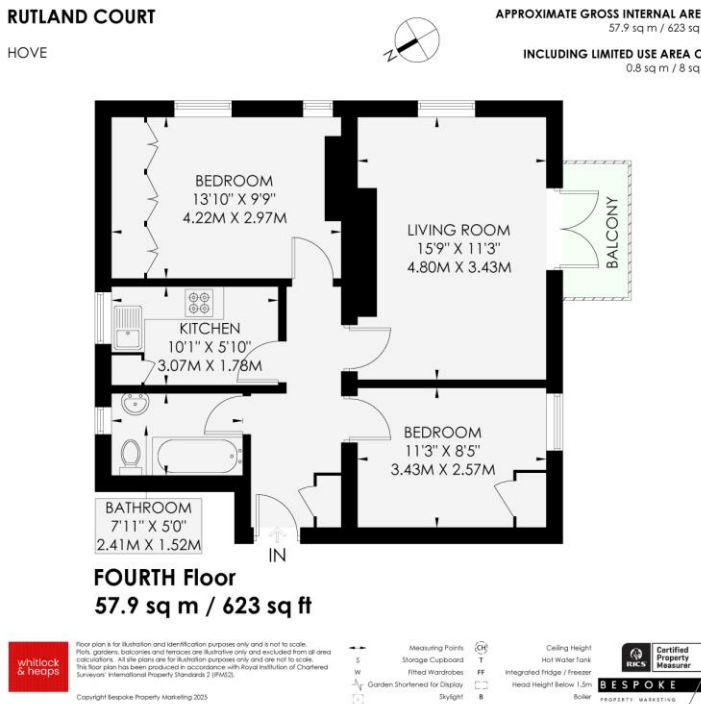
BEDROOM 2 Fitted cupboard, UPVC double glazed window.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower, glazed shower screen, pedestal wash hand basin, low level w.c, heated towel rail, part tiled walls, UPVC double glazed window.

OUTGOINGS

- Maintenance:** Hot water and heating £1,663.57 per half year.
- Ground Rent:** £50 per half year.
- Reserve Fund:** £247.07 per half year.
- Lease:** 125 years from 24/06/2000.

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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