



Pavilion Court, William Street, Brighton, BN2 9RU
Asking Price £200,000

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A fourth floor one bedroom apartment in a very popular over 55's block in a quiet yet central Brighton location. Offering allocated secure underground parking, communal garden, lounges, lifts and and on site manager.

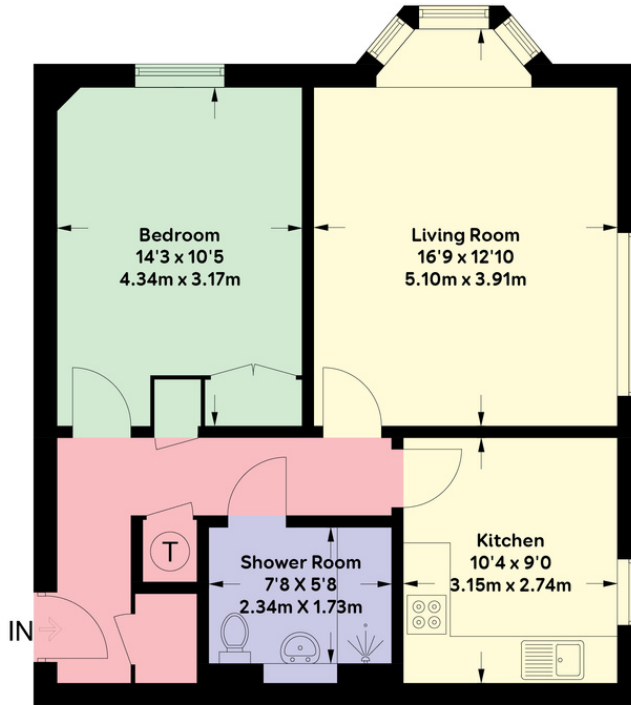
The Property

A fourth floor apartment forming part of a purpose built managed block for the over 55s, located in a quiet yet central location moments away from the Royal Pavilion. The flat is approached by well kept communal ways and a passenger lift. The accommodation comprises; entrance hall with storage cupboards, double aspect living room with double glazed bay window, fitted kitchen with double glazed window, double bedroom with double glazed window and a shower room with built in storage and large, easy to enter shower enclosure. This apartment over looks the quiet communal garden, and also has the benefit of an allocated parking space located in the secure underground carpark. The developments other features include communal gardens, residents lounges and onsite manager. There is a guest room available that can be booked for visitors at £12 per person, per night or £20 per couple, per night.

The Location

Pavilion Court is ideally situated in the heart of Brighton's vibrant city centre, close to shops, entertainment and other amenities. The seafront, historic lanes and the diverse North Laine conservation area are all within easy reach. Pavilion Court is also only a short walk away from the Theatre Royal, The Dome Concert Hall, Pavilion Gardens and many popular bars, cafes and restaurants. The Brighton Centre, Churchill Square Shopping Centre and Brighton Mainline Railway Station are all within walking distance or easily accessible by local buses. The Royal Sussex County Hospital, Edward Street Quarter are nearby as is the large American Express offices and local businesses. Pavilion Court is tucked away from the city centre traffic and noise, offering a quiet location on the proverbial doorstep of all that Brighton has to offer.





Fourth Floor
612 sq ft / 56.9 sq m

APPROXIMATE GROSS INTERNAL AREA = **612 sqft / 56.9 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
 Tenure Leasehold
 A new 99 year lease will be granted upon completion
 Ground Rent- N/A
 Service Charge- Approx. £4,436.58 per annum
 Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:
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