



**ROX, Gloucester Place, BN1 4AA**  
Asking Price £230,000



# ROX, Gloucester Place, BN1 4AA

Discover this chic studio apartment with a share of freehold, hotel-style concierge, communal gym, cinema, and garden in central Brighton.

Stylish Studio Apartment with Exclusive Amenities in Heart of Brighton City Centre.

Are you looking for a modern and elegant studio apartment in the heart of Brighton City Centre? Look no further! This chic studio apartment is the epitome of city living, with a range of exclusive amenities and a prime location.

As you step into this stunning studio, you'll be greeted by a thoughtfully designed space that maximizes functionality and comfort. The open-plan layout seamlessly combines the living, dining, and sleeping areas, allowing a versatile living experience. The high standards of interior design and contemporary finishes create an inviting ambience, perfect for those seeking modern sophistication.

Aside from the apartment's luxurious design, it boasts some fantastic features. The building offers a hotel-style day concierge service, ensuring you have all the assistance you need at your fingertips. Whether it's receiving deliveries, making reservations, or accessing additional services, the concierge is there to cater to your needs.

For those seeking an active lifestyle, the communal gym and yoga space are readily available. Maintain your fitness routine without having to worry about joining an external gym. The well-equipped gym features state-of-the-art equipment, allowing residents to stay in shape conveniently and comfortably.

Imagine yourself in a leisurely state, enjoying the latest blockbusters or your favourite classics in the communal cinema. The cinema room provides residents with the ideal space to unwind and escape within the comforts of their own building. Invite friends over for a movie night or simply indulge in some much-needed alone time.

Further emphasizing the resident's well-being, the communal garden acts as a tranquil oasis in the bustling city. Take a moment to relax in the fresh air, or socialize with fellow residents on sunny afternoons.

In terms of practicality, this studio comes with the remainder of a ten-year Premier Build Zone warranty, providing peace of mind and confidence in the construction quality. With zoned underfloor heating system, you can easily regulate the apartment's temperature, ensuring a cosy and comfortable living environment.

The location of this apartment is truly unbeatable. Being located in the heart of Brighton City Centre, residents will find themselves surrounded by an array of shops, cafes, restaurants, and entertainment venues. The vibrant and bustling atmosphere of Brighton will be right at your doorstep, offering endless dining, shopping, and cultural experiences.

For the remote workers or entrepreneurs among us, this building also offers a residents' lounge and co-working space. Enjoy a change of scenery with the flexibility to work from the comfort of your own building, taking advantage of the communal workspaces provided. Networking opportunities and a supportive community of like-minded individuals await you.

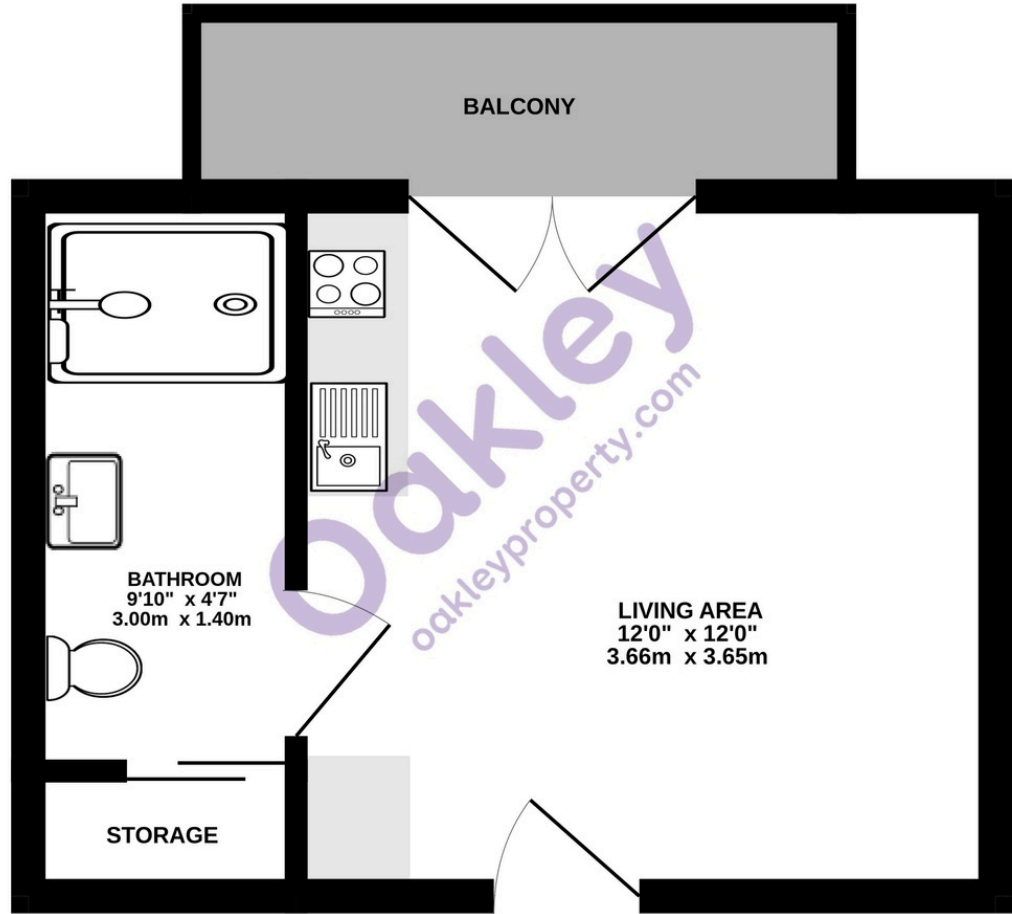
Investing in this studio apartment also means acquiring a share of freehold. This represents an opportunity to have a stake in the property ownership, providing potential financial benefits and decision-making rights.

Don't miss this opportunity to secure a stylish studio apartment in the heart of Brighton City Centre. Contact us today to arrange a viewing and experience the true essence of urban living, complemented by a range of exceptional amenities.





# FIRST FLOOR



TOTAL FLOOR AREA : 237sq.ft. (22.0 sq.m.) approx.  
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### Agents Notes

Tenure Share of Freehold  
999 Year Lease From 2019  
Service Charge Approx £1,185 Per Annum  
Ground Rent N/A  
Council Tax Band B

### Energy Performance Certificate

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



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