



Gradino Apartments, Davigdor Road, BN3 1RE
Asking Price £270,000

Gradino Apartments, Davigdor Road, BN3 1RE

A bright and light apartment featuring modern living and contemporary finishes throughout. The property offers peace of mind living, with branded appliances, energy-efficient heating systems, and high levels of thermal insulation with low running costs.

This impressive light-filled apartment with a spacious balcony provides all the features of modern living from having a flexible open plan living space with contemporary-designed kitchens to a spacious bedroom with fitted mirrored, sliding door wardrobes. The kitchens feature Paula Rosa matt finish handleless cabinetry in a dust grey colour with quartz worktops, combining sheer bright surfaces with duskier tones and is fully equipped with Bosch appliances including a dishwasher.

The apartment is conscious about efficiency with a high B rated EPC, underfloor heating throughout with individual room controls and communal boiler fed by an air source heat pump.

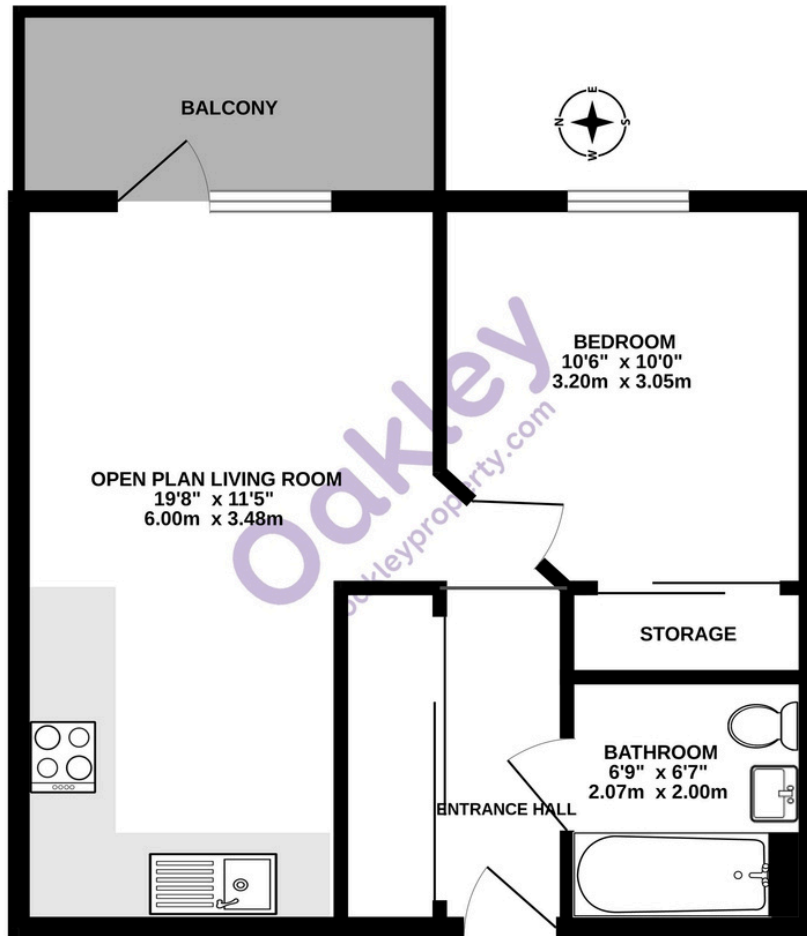
Gradino is perfectly located to explore the very best of the vibrant city of Brighton and Hove, renowned for its beach and esplanade, its artisan cafes, specialist shops, characterful pubs and bars, its wide variety of restaurants and of course the city's world-famous street scene, entertainment and nightlife.

Situated in the sought after Seven Dials district, home to a great selection of cafés, bars, restaurants and shops. Just moments from the doorstep, St Ann's Well Gardens is one of Brighton & Hove's green flag city parks, and the perfect spot to relax and unwind within a captivating setting of ancient trees, exotic plants, winding pathways, tennis courts, and a pond rich in wildlife.

Commuting to work is made easy with Brighton & Hove mainline stations less than a mile away, and the exacting combination of lifestyle, location and the low maintenance requirements of a newly built complex offers a superb long-term investment.



FIRST FLOOR



TOTAL FLOOR AREA : 438sq.ft. (40.7 sq.m.) approx.
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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			

Agents Notes
Tenure Leasehold
990 Year Lease Term From 2024
Service Charge Approx £1,470 Per Annum
Ground Rent N/A
Council Tax Band B



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