



Maillard  
& Co

£ 415,000

Sussex Gardens, Clarence Road

For Sale



“A beautifully presented two-bedroom apartment  
in an enviable location just moments from  
Victoria College”

2

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

Sussex Gardens

No Onward Chain

Lift Access

Bright and Spacious Throughout



## Property details

A beautifully presented two-bedroom apartment in an enviable location just moments from Victoria College

A beautifully presented two-bedroom apartment in an enviable location just moments from Victoria College. This second floor bright and stylish home offers contemporary open-plan living with a sleek modern kitchen, flowing seamlessly onto a private balcony, one south-facing for all-day sunshine and one with elevated 34 sqm terrace which covers the back of the both bedrooms.

The principal bedroom en-suite, and second bedroom complemented by a well-appointed main bathroom with shower over bath. The property also enjoys one designated undercover parking, attractive communal gardens, and convenient access to schools and bus route.

Perfectly suited to professionals, young families or investors, this exceptional apartment combines comfort, convenience and lifestyle in one superb opportunity.

Brand new cylinder and full electric safety certificate.

No onward chain. Flying Freehold. Service charge £270.70 per month to include parish rates, communal electricity, accountant and co sec fees, sinking fund contribution, building insurance, managing agent, cleaning and maintenance of communal areas and gardens.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.









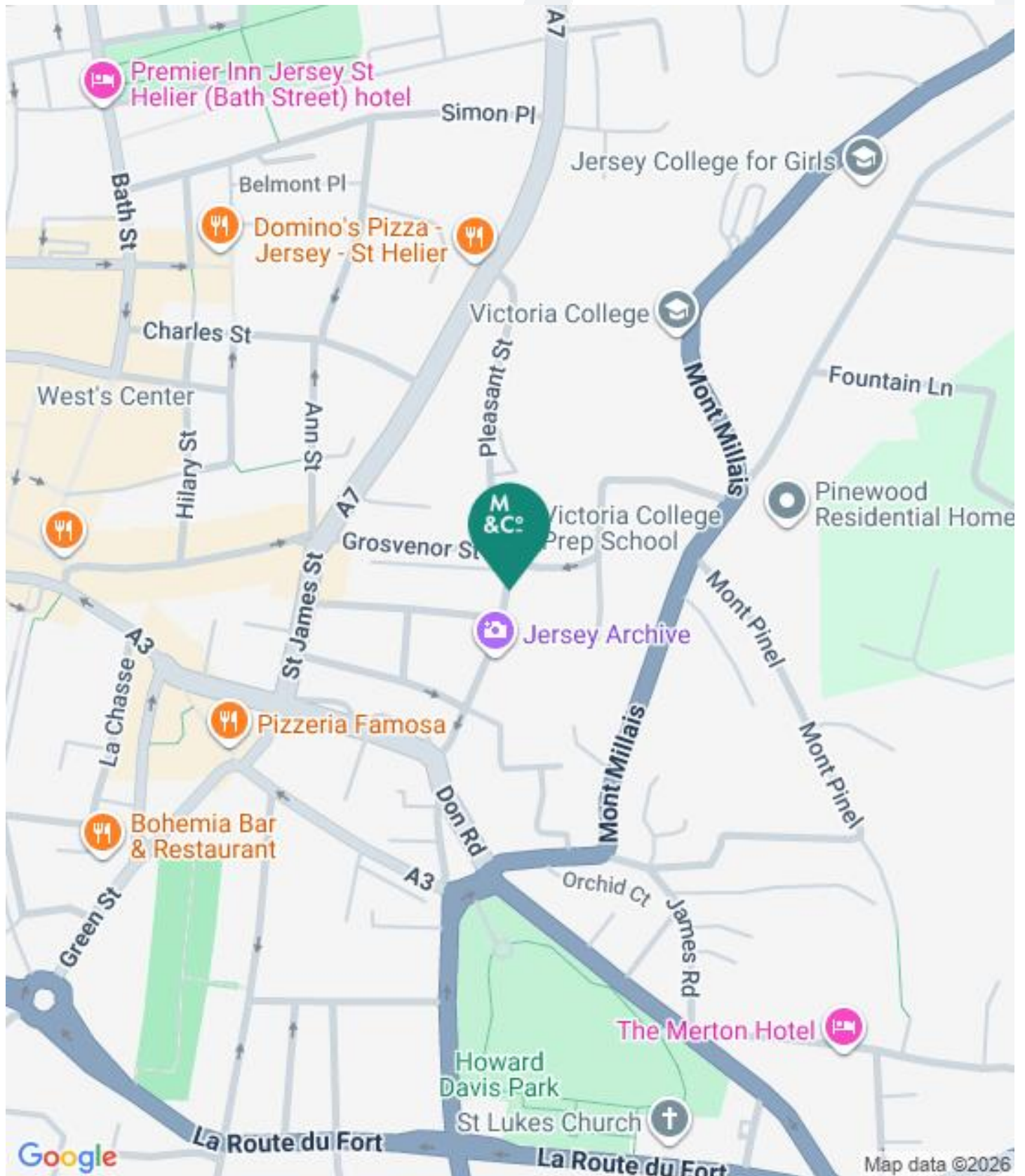












For Sale

