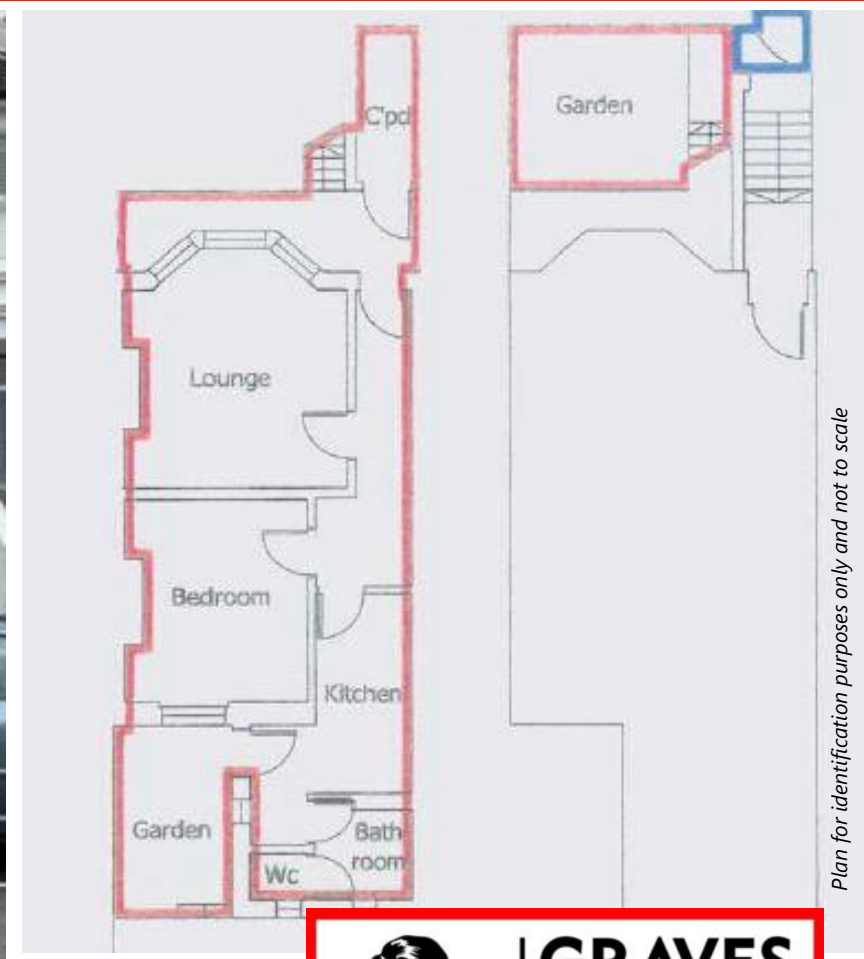


# RESIDENTIAL LONG LEASEHOLD INVESTMENT

## Let to an Assured Tenant

# FOR SALE



Plan for identification purposes only and not to scale

**FLAT 2A, CLEVELAND ROAD**

**BRIGHTON BN1 6FF**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Cleveland Road is in the highly sought after Fiveways area of Brighton, a popular residential area, approximately one mile to the north of the city centre. Local shops, schools and amenities are nearby and main road and rail links are easily accessible.

## Description

A lower ground floor self-contained one bedroom flat with front garden and rear patio area.

<b>Lease Term</b>	The flat is held on a lease of 125 years from 29th September 2011. Under the terms of the lease, the leaseholder is responsible for one third of insurance and expenditure on the main structure, payable through an annual service charge.
<b>Tenancy</b>	The flat is being sold subject to an Assured Tenancy to Mr P Selby at an agreed rent of £460 per calendar month. We understand that the rent has not been reviewed for a number of years

## Terms

Offers are invited in the region of **£250,000** for the long leasehold interest of the property.

## Estate Agents Act 1979

Under Section 21 of The Estate Agents Act 1979, Graves Son & Pilcher hereby declares a personal interest in the sale of this property.

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



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