



Flat 21, Mulberry Lodge, 26 New Brighton Road
£315,000

Flat 21 Mulberry Lodge

- Age restricted first floor flat
- Spacious living area with fireplace
- Modern kitchen with integrated appliances
- Secure entry with CCTV and elevator access
- Views over the gardens
- Abundant natural light throughout
- Built-in mirrored wardrobes
- Modern bathroom with walk-in shower
- Landscaped garden
- Off-road parking

This beautifully presented age restricted two bedroom first floor flat offers a perfect blend of modern comfort and stylish living. The spacious living area features an attractive fireplace and views over the gardens from both windows, creating a welcoming focal point and a cosy atmosphere for relaxing or entertaining guests. There is an abundant natural light to flood the interior and enhance the sense of space. The contemporary kitchen is equipped with integrated appliances, ideal for those who enjoy cooking and entertaining at home. Both bedrooms benefit from built-in mirrored wardrobes, offering ample storage solutions while maintaining a sleek, uncluttered look. One of the bedrooms has been turned into a dedicated home office space, perfect for remote working or study. The modern bathroom is fitted with a walk-in shower and high quality fixtures, ensuring every day convenience and comfort.

Additional features include secure entry with CCTV, elevator access for ease of movement and off-road parking for residents. This flat combines practicality with contemporary design, making it an exceptional opportunity for those seeking a stylish and secure home in a desirable location.







Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



Early viewing is highly recommended to appreciate the quality and features this property has to offer.

Tenure: Leasehold - We understand there is 125 year lease from 2010.

Service Charge: We understand the service charge is £4,966 p.a. from May 26.

Ground Rent: We understand the ground rent is £956.64 p.a. to 1/1/31

Age Restricted: 60 years + for prime resident plus a partner of 55 years + residing with them.

Council Tax Band: C

EPC-C



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 377773 view details online at henryadams.co.uk



