

**SANSOME  
&GEORGE**

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**4 Holly Close, Bramley, Tadley, Hampshire, RG26 5UG**

**Asking Price £210,000    Leasehold**



SANSOME & GEORGE - 360 VIRTUAL TOUR - Immaculately presented, this charming one-bedroom ground floor apartment is situated in a modern development within a picturesque village setting. Spanning 584 square feet, the property boasts a welcoming and spacious layout, ideal for first-time buyers or those looking to downsize. The apartment features a private garden, perfect for enjoying the outdoors, as well as a garage for convenient parking or additional storage space.

The interior of the apartment is tastefully decorated in a contemporary style, offering a bright and airy living space. The bedroom is generously sized, providing a comfortable retreat, while the modern kitchen is equipped with all the necessary appliances. This property is perfect for those seeking a peaceful and convenient lifestyle, with local amenities, shops, and transport links all within easy reach. Don't miss out on the opportunity to make this delightful apartment your new home.

EPC - C

Local Authority - Basingstoke & Deane

Council Tax Band - B

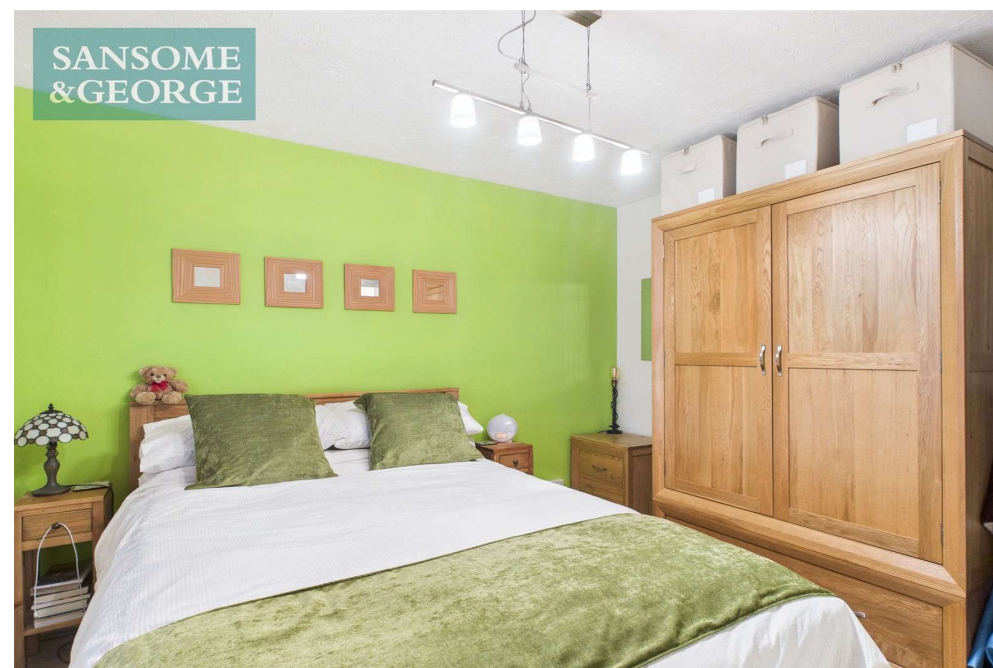
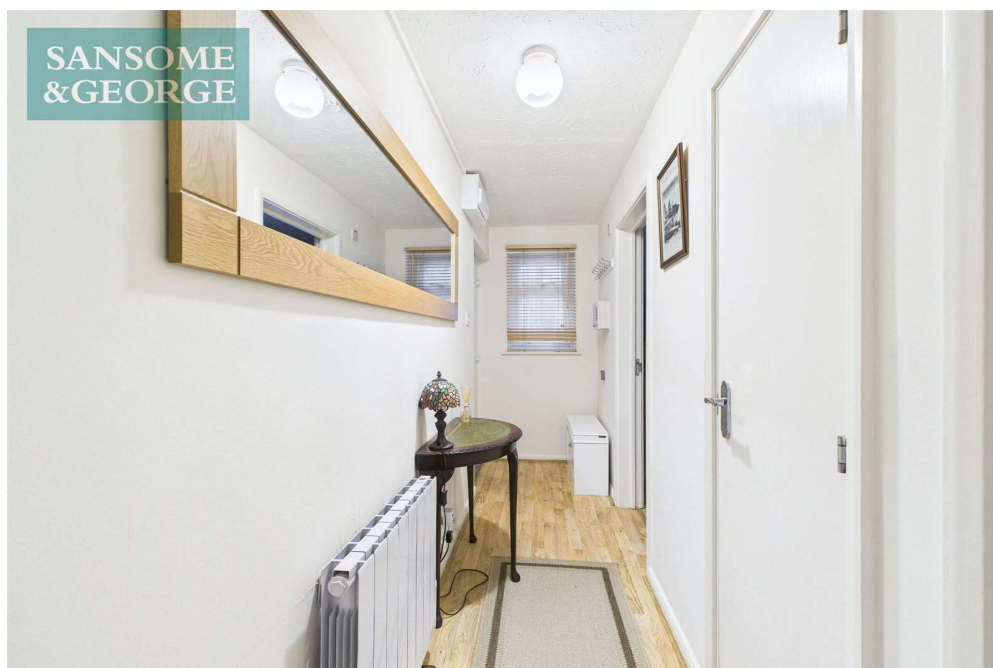
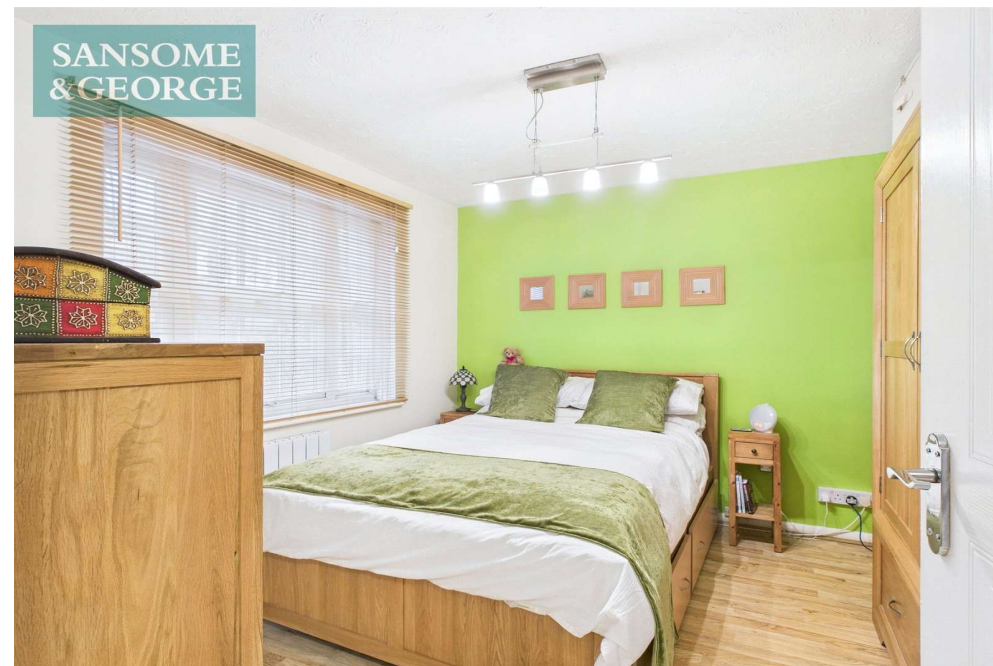
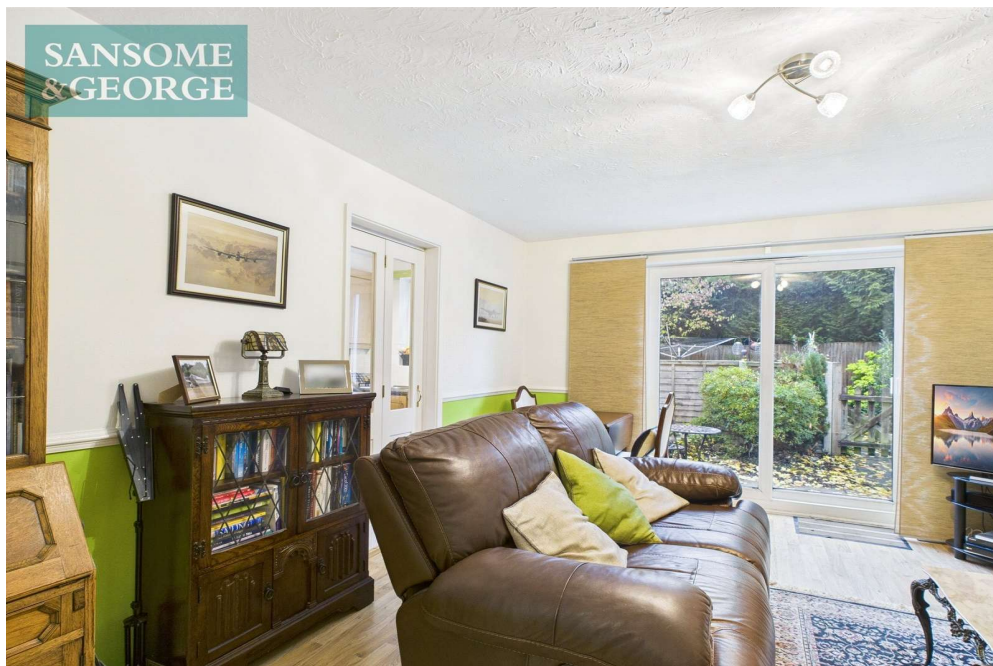
Lease - 123 years remaining

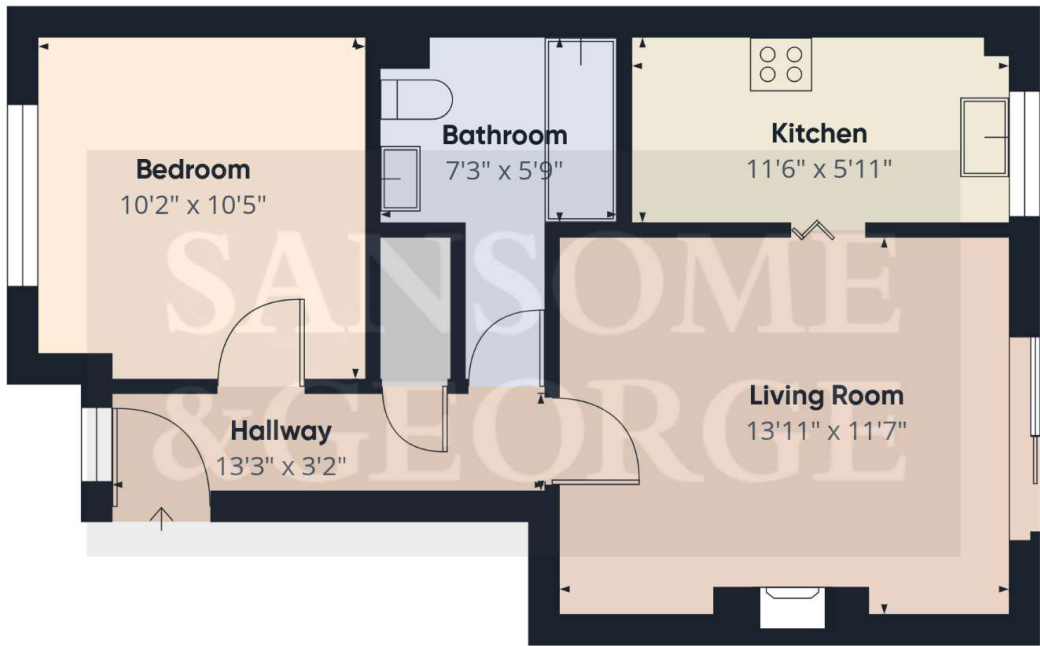
Ground rent - £40 pa

- 1 Bedroom Ground floor apartment
- Popular location
- Entrance Hall
- Living room
- Kitchen
- Bedroom
- Garden
- Garage in block









Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
584 ft<sup>2</sup>

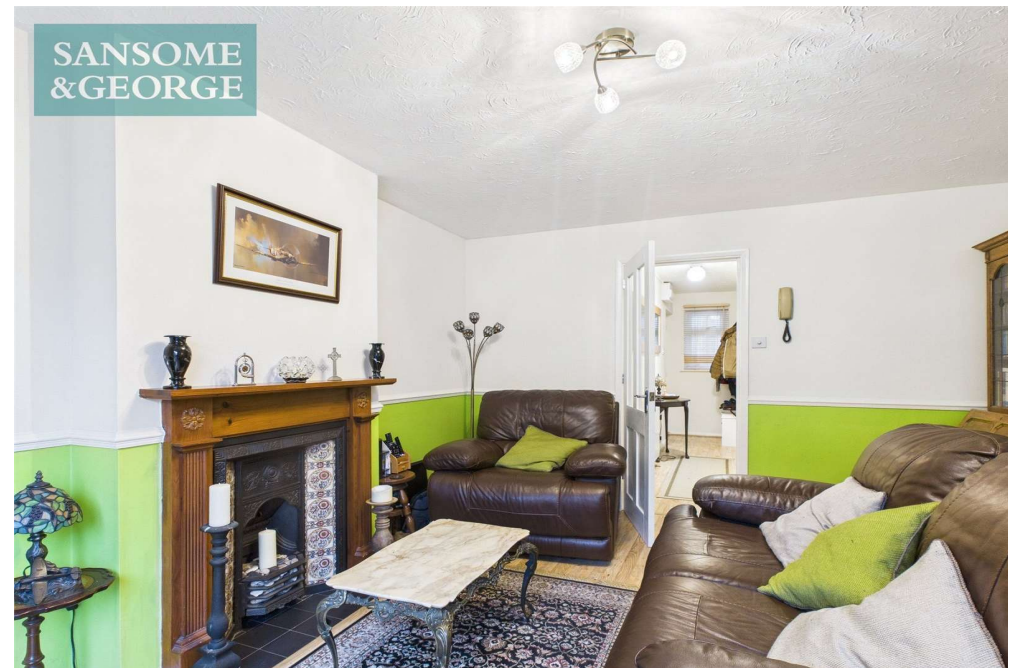
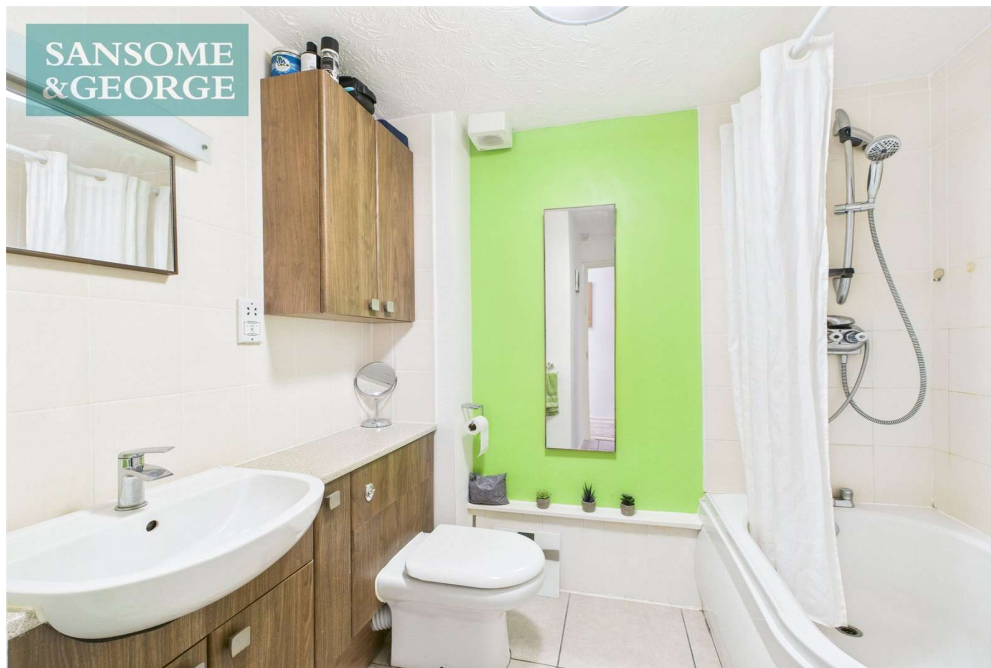


Floor 0 Building 2

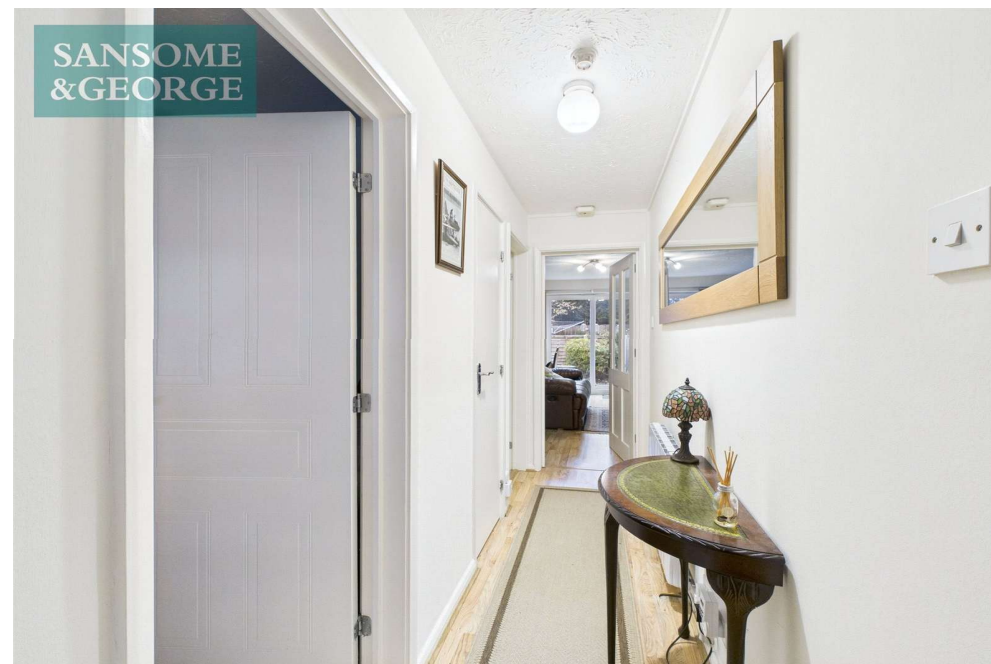
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Bramley

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

**Anti-Money Laundering Statement:** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.