

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



6 Jibbs Meadow, Bramley, Tadley, Hampshire, RG26 5DZ

**Offers in excess of £225,000
Share of Freehold**

SANSOME & GEORGE - ** NO ONWARD CHAIN AND IDEAL FOR RENTAL INVESTORS **
Step into this charming first-floor apartment nestled in a quaint village setting. Boasting two cosy bedrooms, this property is the epitome of convenience and accessibility.

Enjoy the luxury of off-street parking, making coming home a breeze after a long day. The open-plan living area is perfect for entertaining guests or simply relaxing in your own sanctuary.

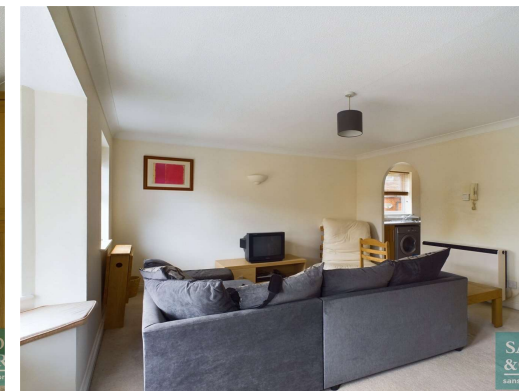
This apartment is in close proximity to Bramley village Train Station with links to Basingstoke and Reading.

Don't miss the opportunity to make this delightful property your own and experience the joys of village living in style. Contact us today to arrange a viewing and start your next chapter in this lovely home.

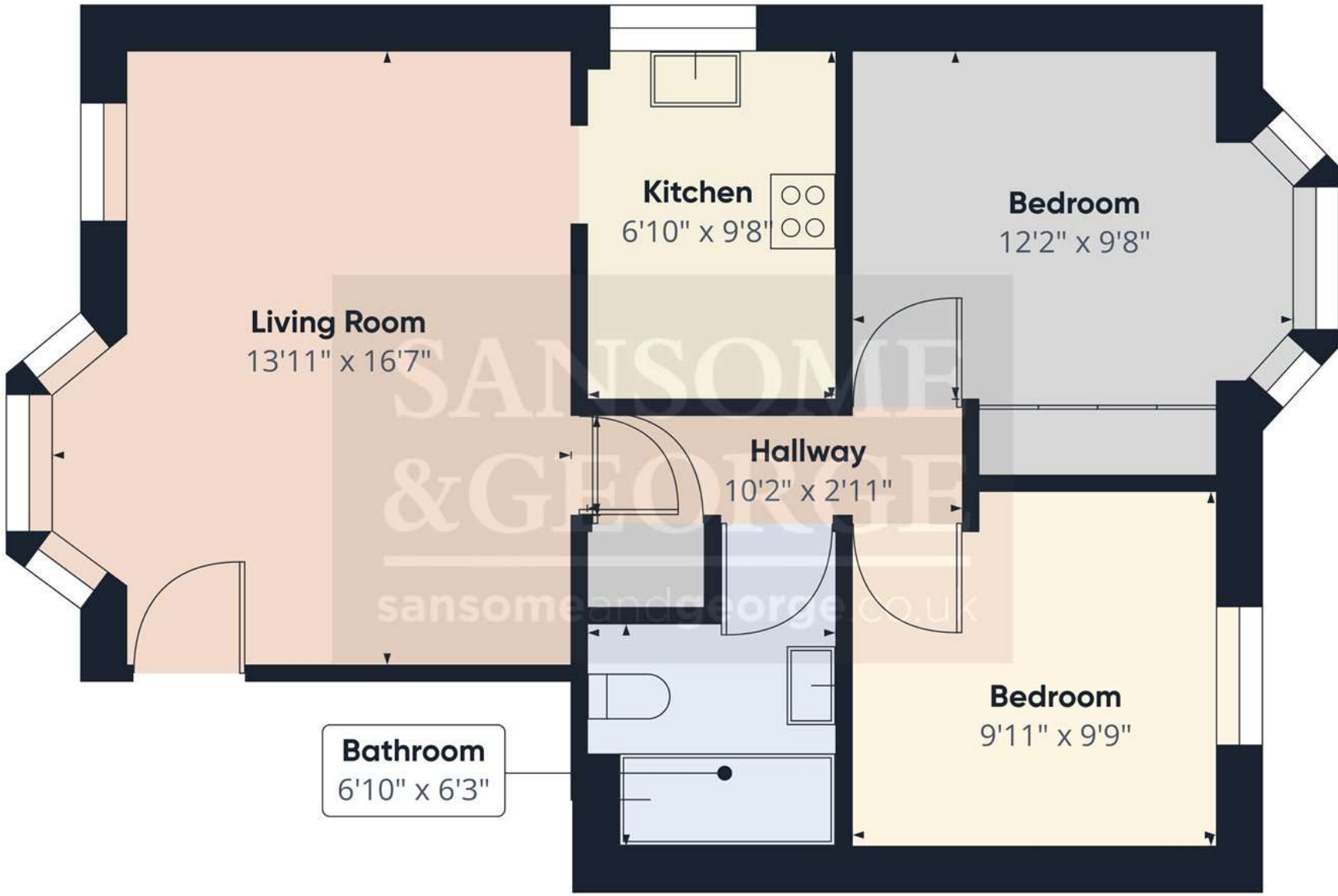
EPC EER - C
Council Tax Band - C
Council - Basingstoke & Deane
Share of Freehold
Maintenance charge - £1,200 PA

The above information may be subject to change during the transaction period.

- Well Presented Purpose Built First Floor Apartment
- Fitted Kitchen
- Lounge
- Two Bedrooms
- Bathroom & W.C
- Access to a boarded loft space
- Walking Distance of the Station







Approximate total area⁽¹⁾
598.1 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sansome and George - Bramley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
 Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

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 £60 (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.