

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



5 Pigeons Close, Bramley, Tadley, Hampshire, RG26 5UH

Asking Price £260,000
Leasehold

SANSOME & GEORGE **Virtual Tour Available **

Nestled in the heart of Bramley village, this modern split level 2 BEDROOM apartment offers a perfect blend of comfort and style. Spread across 880 square feet, this inviting property boasts two bedrooms, ideal for a small family or professionals looking for a peaceful retreat. The apartment exudes charm with its contemporary design set in a popular location.

Outside, is a stand alone garden which provides a space to relax or entertain guests, while a garage offers convenient parking and storage. The property is located within easy reach of local amenities, shops, and transport links, making it a convenient choice for those seeking a balance between rural living and urban connectivity. Don't miss the opportunity to make this charming apartment your new home. Contact us today to arrange a viewing.

EPC EER - TBC

Council Tax Band - C

Council - Basingstoke & Deane

Lease Term - 150 years.

Annual Ground Rent - £150 Pa

Heating - Electric Heaters

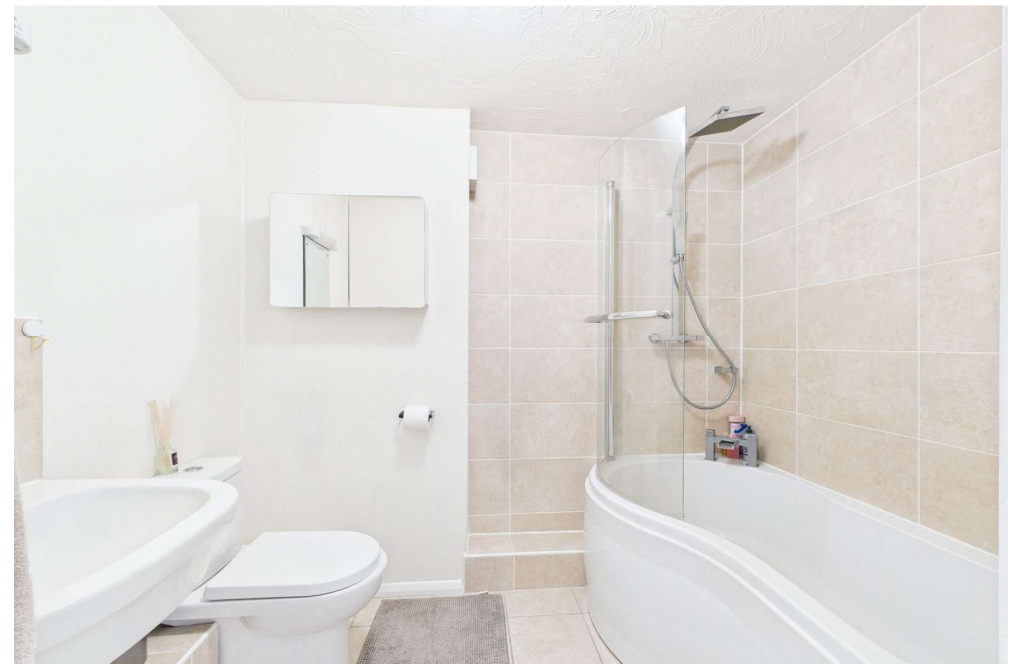
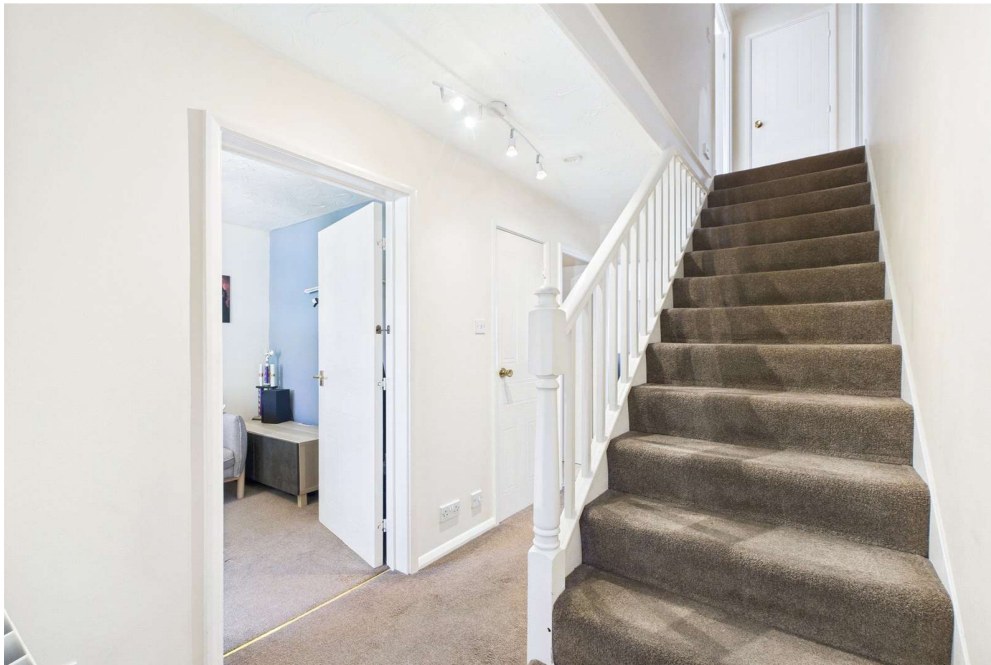
Parking – garage.

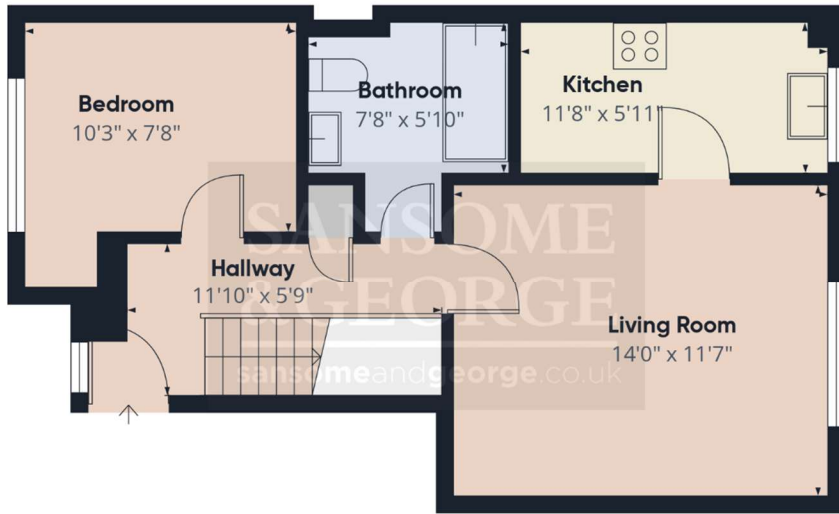
Utilities – mains sewage, water and electric.

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

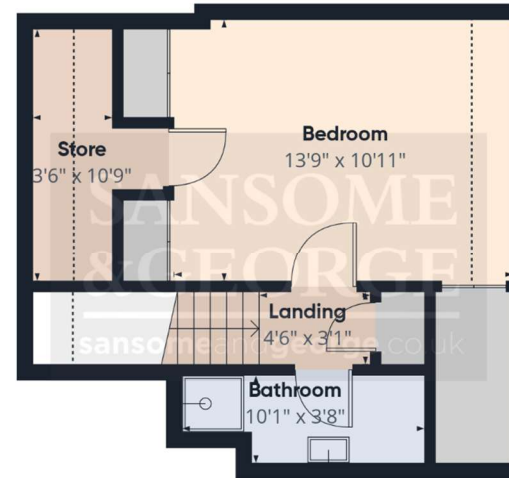
- Split level 2 Bedroom apartment
- Security intercom entrance system
- Entrance Hall
- Living room
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Shower Room
- Garage in clock
- Garden







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

880 ft²

Reduced headroom

33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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.

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