

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



5 Middle Barn, Minchens Court, Minchens Lane, Bramley, RG26 5BH

OIEO £325,000 Leasehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Presenting this charming and stylish 2-bedroom period apartment located in the heart of a Bramley village. This delightful first floor property boasts a spacious 631 sq ft layout, offering a perfect blend of character and modern comforts. The apartment features a bright and inviting living space, ideal for relaxation and entertaining guests. Enjoy the convenience of off-street parking, ensuring hassle-free mobility. Embrace the charm of village life while still being within easy reach of local amenities and transport links. This property is perfect for those seeking a cosy yet stylish retreat in a sought-after location. Don't miss this opportunity to make this wonderful apartment your own. Contact us today to arrange a viewing and experience the unique appeal of this village gem.

EPC EER - B

Council Tax Band - C

Council - Basingstoke & Deane

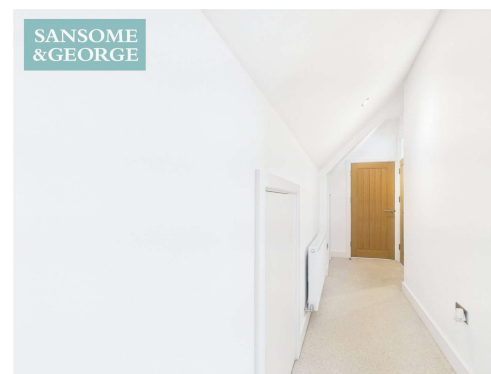
Lease - 125 years from 2004

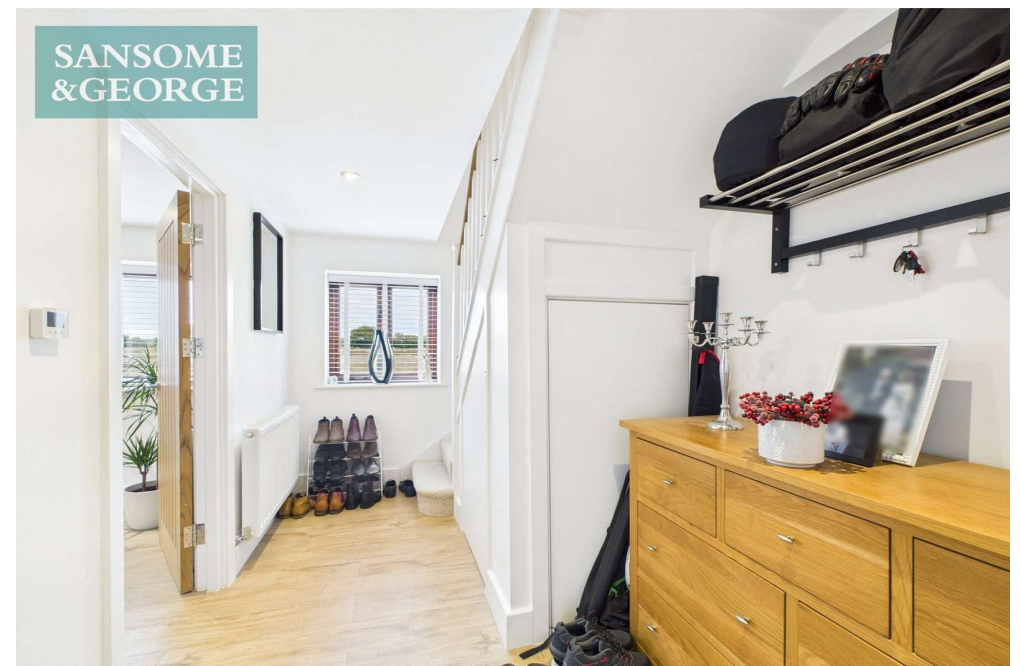
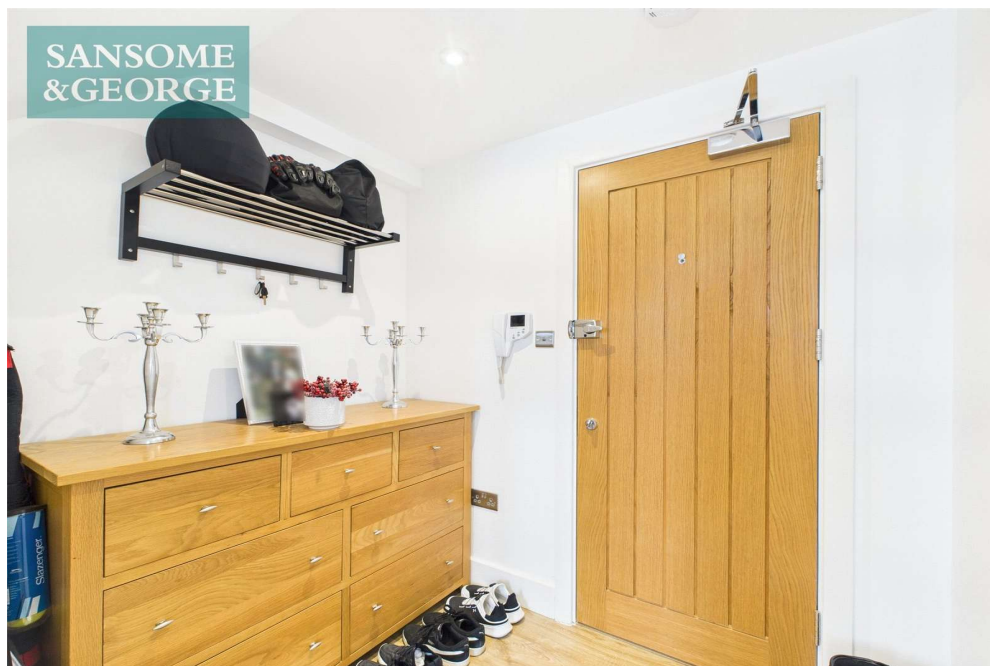
Lease term remaining - 989 years

Service charge - £954 pa

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

- Two Bedroom split level apartment
- Hallway
- Open Plan Living Room/Kitchen
- 2 Bedrooms
- Bathroom
- Allocated Parking
- Within Walking Distance to Doctors, Shops, Playing Fields and Train Station







Approximate total area⁽¹⁾

631 ft²

Reduced headroom

88 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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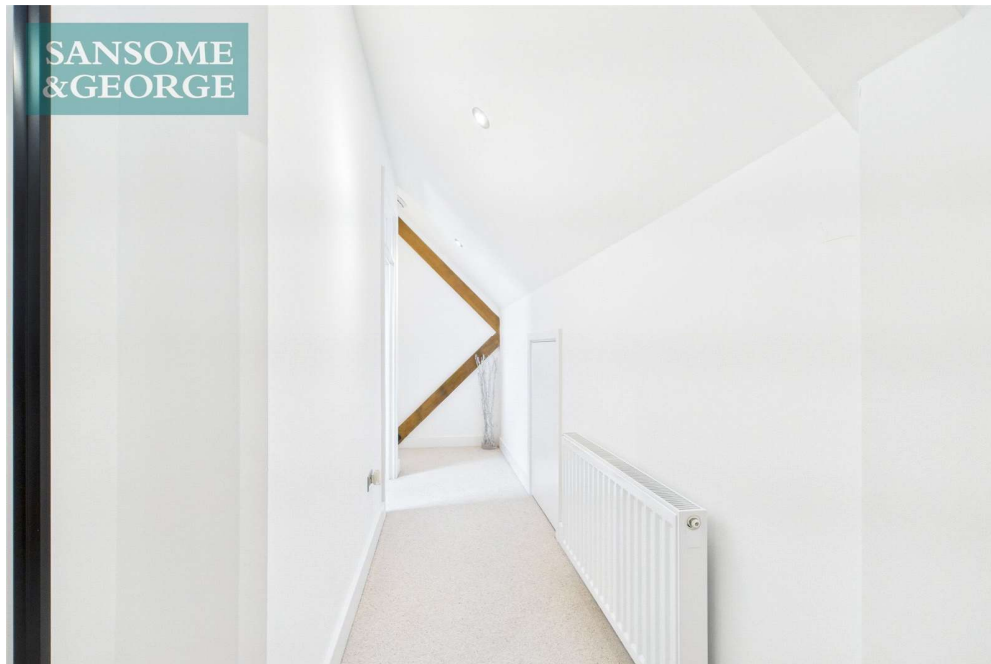
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Bramley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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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