

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



7 Holly Close, Bramley, Tadley, Hampshire, RG26 5UG

Asking Price £275,000 Leasehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in the heart of a Bramley village, this charming split level 2 Bedroom apartment which offers a modern living experience in a serene setting. Boasting a generous 1,029 sq ft, this inviting property features two bedrooms, a generous reception room, bathroom and en-suite.

The apartment is beautifully presented and exudes a sense of warmth and comfort throughout. The property benefits from a private garden, perfect for relaxing or entertaining outdoors, as well as 2 garages for added convenience.

With its desirable location and modern amenities, this property offers the perfect blend of tranquillity and contemporary living. Don't miss the opportunity to make this delightful apartment your own and enjoy the idyllic village lifestyle it has to offer.

EPC EER - C

Local Authority - Basingstoke & Deane

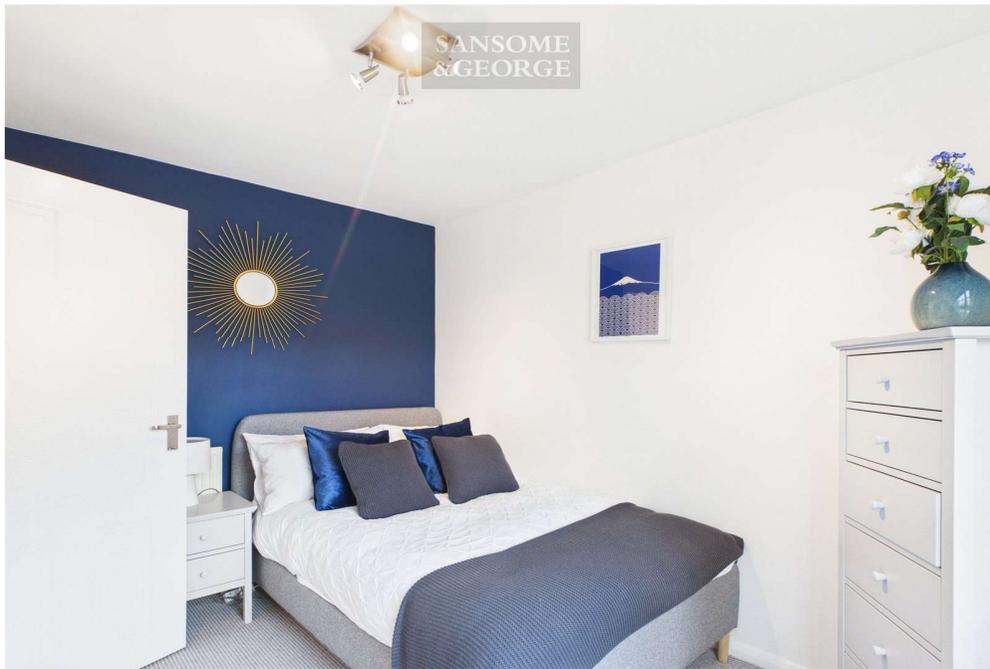
Council Tax Band - C

Lease remaining: 149 years

Ground rent: £150 pa

- 2 Bedroom split level apartment
- Hallway
- Kitchen / Living room
- Bathroom
- 2 Bedrooms
- Shower room
- Garden
- 2 Garages







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1029 ft²
Reduced headroom
 35 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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.

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