

**SANSOME
&GEORGE**

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&GEORGE**

41 Kirby Drive, Bramley, Tadley, Hampshire, RG26 5EQ

**Asking Price £225,000
Leasehold**

SANSOME & GEORGE - Welcome to this charming and modern 2-bedroom apartment located in Bramley village. Situated on the upper floor of a well-maintained building, this inviting property offers a convenient lifestyle.

This property is perfect for those seeking a comfortable and hassle-free living experience. The village location provides a tranquil environment while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, downsizer, or investor, this apartment offers a fantastic opportunity to own a modern home in a sought-after location. Don't miss out on the chance to make this property your own and enjoy the convenience and charm it has to offer. Contact us today to arrange a viewing!

EPC EER - B

Local Authority - Basingstoke & Deane

Council Tax Band - C

Services available – mains gas, drainage and electric.

Lease remaining - 111 Years Commenced 01/01/2009

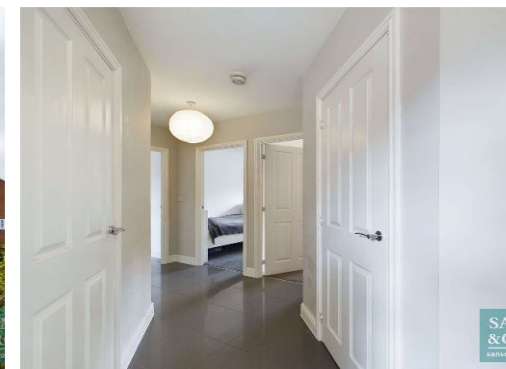
Ground rent - £250 pa

Maintenance - £1900 pa (to include: All maintenance, insurance, cleaning, gardening, sinking fund, redecoration fund, general management, communal electricity and water)

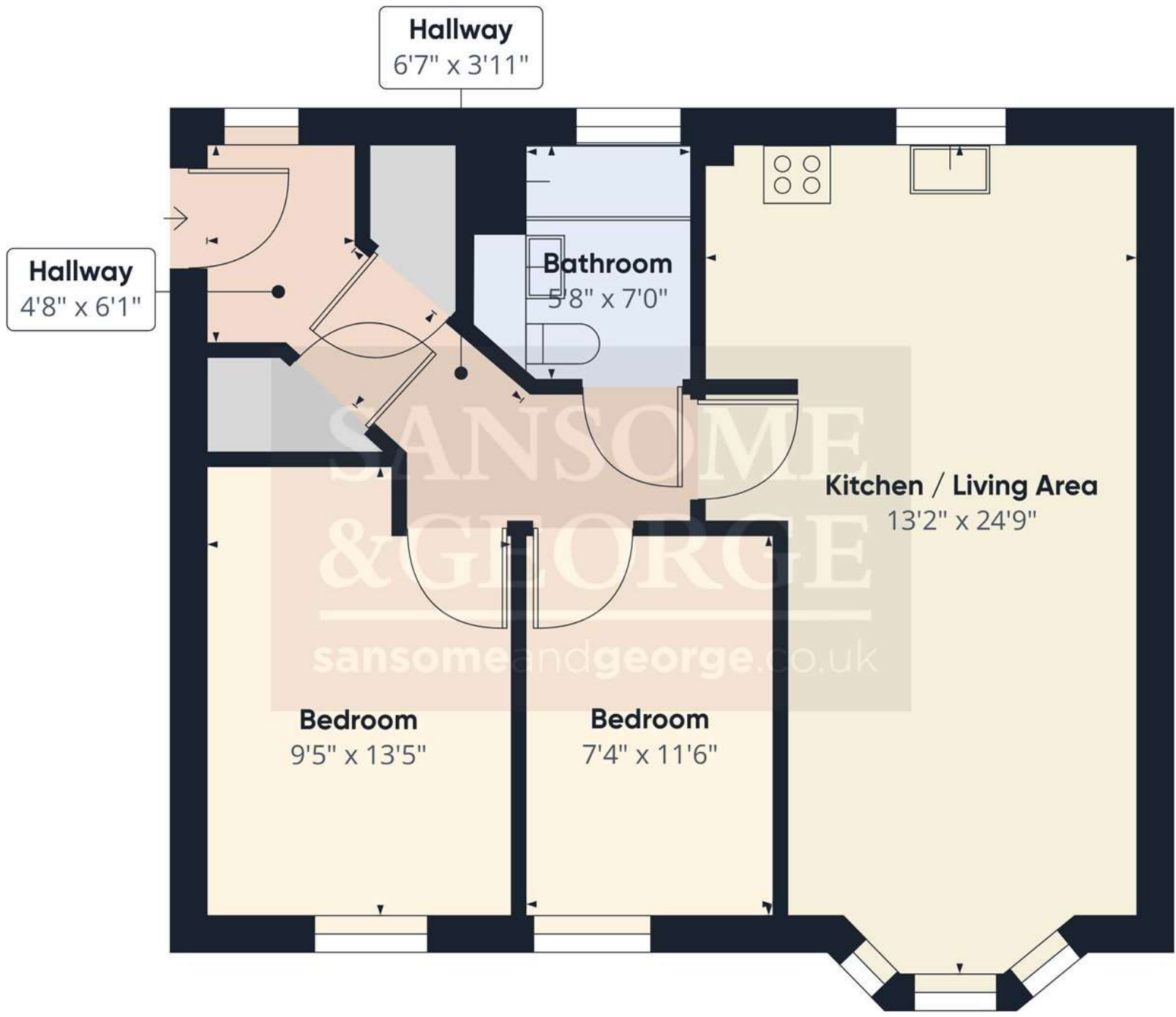
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.



- 2 Bedroom Apartment
- Popular location
- Hallway
- Kitchen / Lounge
- 2 Bedrooms
- Bathroom







Approximate total area⁽¹⁾
646.68 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.

GIRAFFE 360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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.
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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 £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.