



 **2**
Bedrooms

 **2**
Bathrooms



Warren Bradley Estates are delighted to offer for sale this spacious two double bedroom two bathroom apartment in Beaufort Park. The property is located on the top floor of Brigadier House and offers wide stunning views from its 3 balconies of the local area.

The property has a large lounge with open plan kitchen and breakfast bar area. A large spacious bedroom with en-suite shower as well as a second double bedroom. This property also comes with the huge advantage of being offered with parking.

Situated on the popular Beaufort Park Development with its beautifully landscaped gardens and tranquil courtyards, residents benefit from exclusive use of a range of facilities including a stylish gym, swimming pool and spa, a variety of shops and restaurants.

Offered chain free and with a long remaining lease (980 years) an immediate viewing is highly recommended.

Hall 4.70m x 3.40m (185' 0" x 133' 10")

Reception 7.00m x 3.90m (275' 7" x 153' 7")

Kitchen 5.80m x 2.30m (228' 4" x 90' 7")

Bedroom 1 3.70m x 3.50m (145' 8" x 137' 10")

En-Suite Shower Room 2.50m x 1.70m (8' 2" x 5' 7")

Bedroom 2 4.00m x 2.80m (13' 1" x 9' 2")

Bathroom 2.30m x 2.10m (90' 7" x 82' 8")

Balcony 1 4.60m x 0.90m (181' 1" x 35' 5")

Balcony 2 2.70m x 0.90m (106' 4" x 35' 5")

Balcony 3 6.90m x 0.90m (277' 8" x 35' 5")

Leasehold

999 Years from 2005 (980 Years Remaining) - As Advised by the Vendors.

Service Charge

£4810.00 Per Annum - As Advised by the Vendors.

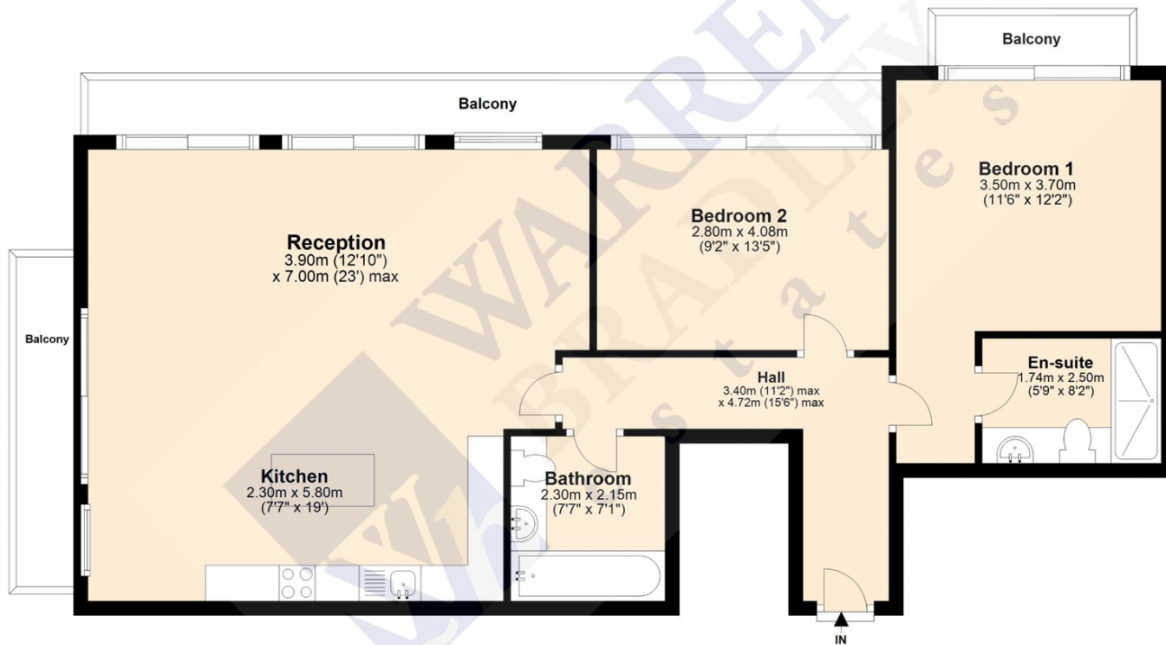
Ground Rent

£300.00 Per Annum - As Advised by the Vendors.

Parking

2 Parking Spaces (Right to Park) in the secure residents car park

Brigadier House
Approx. 87.0 sq. metres (936.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

