



1  1  1 

Holly Court, Burghfield Common

BELVOIR!

Guide price £215,000



Key Features

- > One bedroom Flat
- > Private garden
- > Ground floor
- > Long lease
- >
- >
- > Tenure: Leasehold
- > EPC rating D

A very well presented, two bedroom ground floor apartment is offered for sale with no onward chain complications.

All accommodation is across one level and is comprised of an open plan living / kitchen space which includes a well fitted kitchen with electric oven, four ring induction hob and space for a washing machine. There is a separate dining space suitable for a 4 seater dining table, and rear aspect lounge with patio doors leading out into the garden.

The bedrooms are great sizes, both being doubles with the main room offering fitted wardrobes. The family bathroom is a three piece with a fitted bath with shower attachment above, toilet and sink. Outside, there is available parking for one car, and a private rear garden.



The property is set just a short distance from local amenities including Tesco Convenience Store, and The Willink Secondary School.

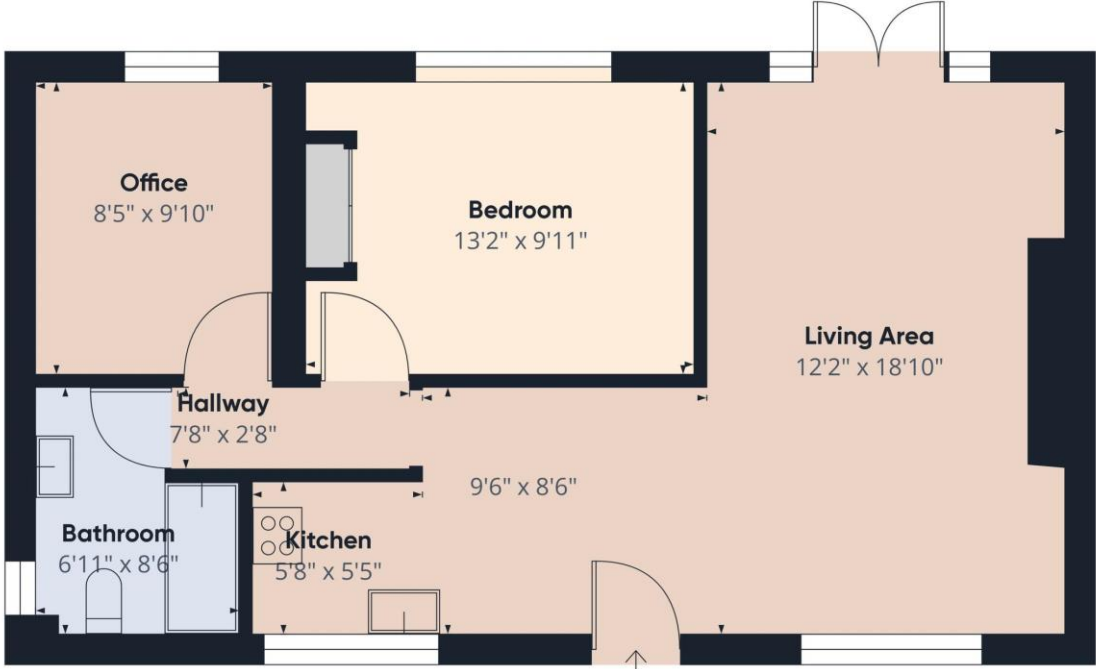
We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Phillips. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

BELVOIR!

Property is personal

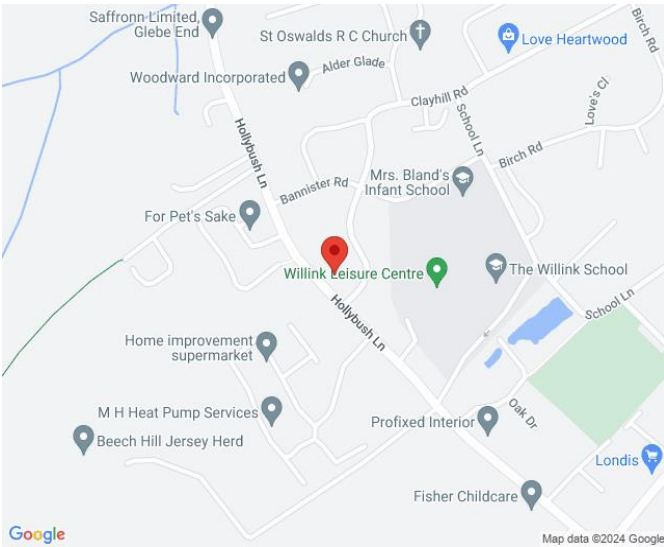


Approximate total area⁽¹⁾
638.63 ft²

(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



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk

01189 820 333