



**The Maltings, Brandon, IP27 0BL**

**welcome to**

## **The Maltings, Brandon**

RIVERSIDE VIEWS! Located on a peaceful residential development just a short stroll away from Brandon's town centre is this two bedroom retirement flat! With access to beautifully manicured communal gardens and good accommodation on offer, call us now to view!

### **Summary**

OVER 55'S ONLY! Located in a desirable retirement development nestled alongside the River Little Ouse is this two bedroom upper floor retirement flat. With Brandon town centre and it's enviable array of amenities a very short stroll away, this property is perfectly positioned for those who like beautiful river views whilst being just a short distance away from local shops and supermarkets.

The flat itself is positioned on an upper floor of the building and has both access and views to the manicured and peaceful communal gardens. Inside, the accommodation comprise of a spacious living room, well equipped kitchen, two good sized bedrooms and accessible bathroom.

An internal viewing of this property is recommended to truly appreciate the accommodation on offer at The Maltings and the benefits it could have!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With built in double storage cupboard, access to the loft space, electric radiator and a built in airing cupboard housing hot water tank and immersion heater.

#### **Living Room**

16' 2" x 10' 7" ( 4.93m x 3.23m )

With electric radiator, dual aspect sealed unit UPVC windows to the side and rear and opening to:

#### **Kitchen**

10' 2" x 7' 9" ( 3.10m x 2.36m )

With inset single drainer stainless steel sink unit with cupboards below and rolled edge work surface over, additional cupboards and drawers also with rolled edge work surface over, a range of eye level units, built in electric hob, built in electric oven with hood above, space and plumbing for washing machine, space for under counter fridge or freezer, vinyl flooring and sealed unit UPVC window to rear.

#### **Bedroom One**

9' x 15' 6" ( 2.74m x 4.72m )

With night storage heater, built in double wardrobe and sealed unit window to side.

#### **Bedroom Two**

10' 7" x 6' 8" ( 3.23m x 2.03m )

With wall mounted electric panel heater.





### **Shower Room**

6' 3" x 6' 11" ( 1.91m x 2.11m )

Being fully tiled, with close coupled W.C, pedestal wash hand basin, shower cubicle with shower over, wall mounted electric convector heater, shaver point with light, radiator and electric towel rail.

### **Outside**

This property comes with access to a communal garden, which is shared with other residents of The Maltings.

### **Agents Note**

For reference, this is a Leasehold property, with a 99 year lease, minus 1 day, from 1st April 1989. You are advised to refer to your legal representative for further information regarding the Leasehold.



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welcome to

## The Maltings, Brandon

- Over 55's Only!
- Sold with No Onward Chain
- Perfect for Retirement
- Two Bedrooms
- Close to Brandon's Town Centre and Amenities
- Stunning Riverside Views
- Access to Beautiful Communal Gardens
- Available to View Now!

Tenure: Leasehold EPC Rating: Awaited

# £110,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed along the High Street to the river. Cross over the bridge and take a right onto Riverside Way, where you will find The Maltings as a block of flats on the right hand side. The flat itself is accessed via a communal entrance hall.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
BRD110145 - 0001

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