



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.



Brackendale Mews, Thackley

£75,000 Leasehold

Two Bedroom Apartment

EPC Rating: D

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**Brackendale Mews
BD10**

Key features:

- Two Bed Apartment
- Open Plan Living Area
- Allocated Parking
- Secure Entry System
- Double Glazed
- NO CHAIN
- Leasehold Years Remaining: 109
- Service Charges Annual: £1578.92



Why you'll like it

Two bedroom apartment situated in the popular Brackendale development in Thackley. This property is ideal for both first time buyers and investors alike.

Briefly comprising: Spacious entrance hall with secure intercom and alarm systems and providing ample space for storage. Two spacious double bedrooms with plenty of wardrobe space. Tiled ouse bathroom with shower over bath and three piece suite. Open plan L shape kitchen lounge with wall and base units, integrated fridge/freezer hob, oven and a decent amount of counter space.

The outside of the property benefits from allocated parking, communal bin storage, quick access to nature walks and a duck pond.

Viewings are highly recommended to appreciate the serene setting this property occupies as well as all it has to offer.

Service charge per year: £1578.92
 Ground rent per year: £381.78
 Remaining lease: 111 years
 Council tax band: C

LOUNGE 7' 1" x 16' 8" (2.18m x 5.10m)

KITCHEN 11' 4" x 7' 1" (3.46m x 2.18m)

BEDROOM 7' 4" x 16' 4" (2.25m x 4.99m)

BATHROOM 5' 7" x 7' 1" (1.71m x 2.18m)

BEDROOM 9' 11" x 16' 4" (3.03m x 4.99m)

