

Chilterns



Leamon Court, Brandon

Suffolk

£750 pcm

01842 813466

www.chilternsc.co.uk



Leamon Court, Brandon, Suffolk, IP27 0RR

A two bedroom first floor apartment, conveniently located very near to town centre amenities. This well presented property benefits from economy electric heating and has private parking and communal gardens. Viewings recommended!



SITUATION LOCATION

This comfortable two bedroom first floor flat forms part of a modern purpose built development of apartments known as Leamon Court. Conveniently located near to the centre of the well served market town of Brandon, this property is immediately available to rent and benefits from two bedrooms as well as a lounge, kitchen and bathroom. The heating is economy seven night storage heating and the property is approached via a communal entrance hall and stairway and there is a private intercom system to allow access.

To the rear there is a large private parking area with visitors parking and a planted area containing various shrubs and bushes.

Early viewings are recommended.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

COMMUNAL ENTRANCE HALL

With staircase leading to first floor.

HALLWAY

With telephone intercom; night storage heater; access to loft space; airing cupboard with pressurized hot water cylinder and immersion heater; fitted carpet.

LOUNGE

11' 11" x 13' 11" (3.65m x 4.26m)

Sealed unit double glazed window; night storage heater; fitted carpet.

KITCHEN

9' 10" x 7' 7" (3.0m x 2.32m)

Range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel single drainer sink unit with mixer tap; plumbing for automatic washing machine; built in electric oven and hob with extractor hood over. Sealed unit double glazed windows; ceramic splash tiling; wall mounted fan assisted heater.

NOTE: A free standing fridge freezer is located in the kitchen. Although this will not form part of the lease it is in working order and can be used by the new tenant.

BEDROOM ONE

10' 9" x 10' 1" (3.30m x 3.08m)

Night storage heater; fitted carpet.

BEDROOM TWO

7' 0" x 7' 9" (2.14m x 2.37m)

Electric panel radiator; sealed unit double glazed window; fitted carpet.

BATHROOM

5' 6" x 6' 7" (1.70m x 2.03m)

Coloured suite comprising panelled bath with shower mixer over; pedestal wash basin and W.C; part tiling to walls; cushion flooring.

OUTSIDE

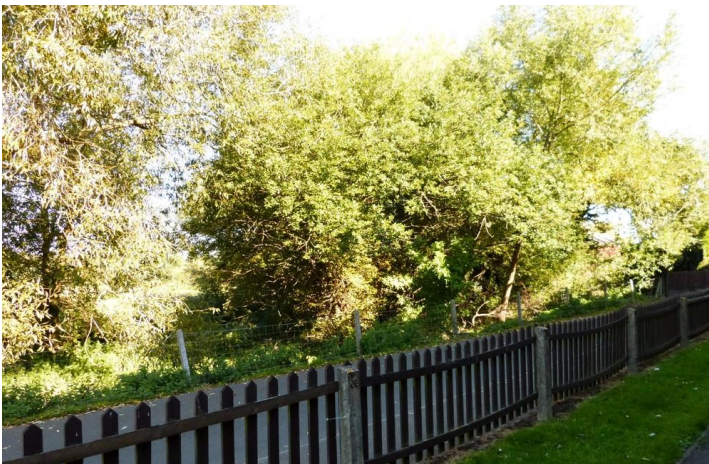
Leamon Court has frontage onto Lode Street and Gas House Drive. Number 18 is accessible to the front off Gas House Drive; vehicular access is off Lode Street and this leads into a communal parking area where there is allocated parking as well as visitor parking.

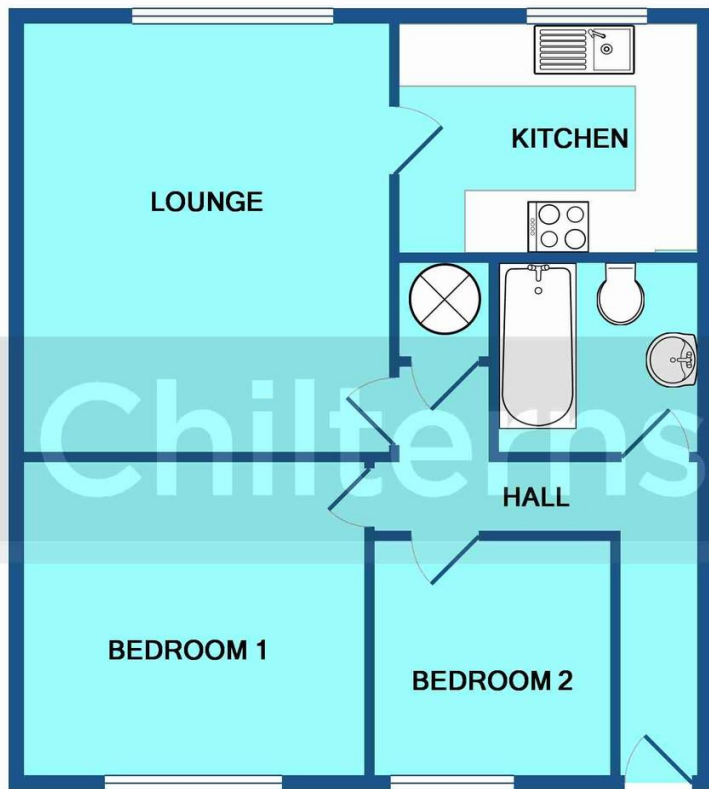
RENT ADJUSTMENT FOR PET INCLUSION

Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.

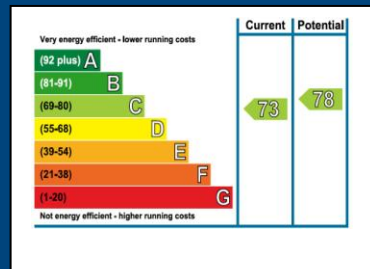
EPC RATING C

COUNCIL TAX BAND A





TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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