



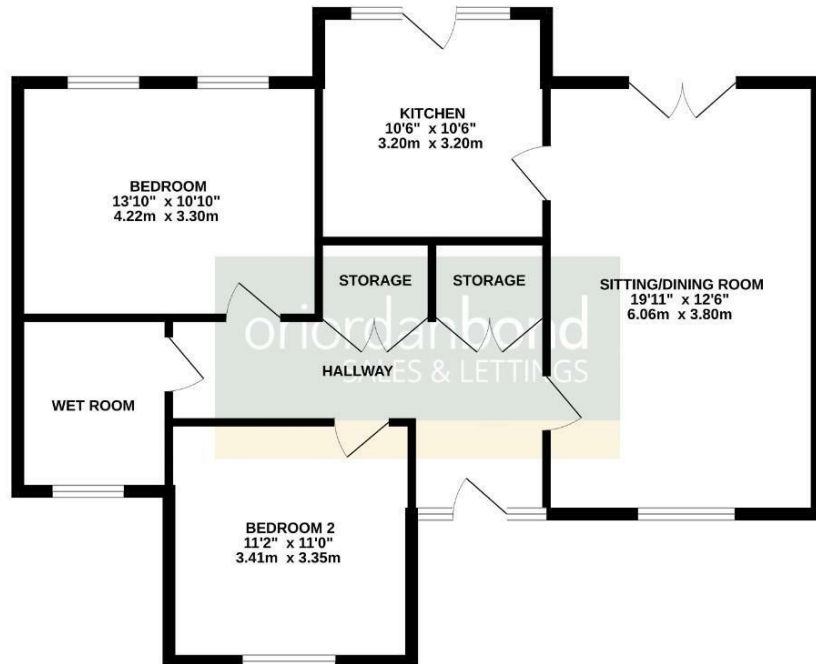
# Brampton Valley Lane

Chapel Brampton, Northamptonshire

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.  
Made with Metrepack (2024)

## Brampton Valley Lane

Chapel Brampton

NN6 8GA

PRICE £215,000

Located in the popular Brampton View care village is this modern two bedroom bungalow, offered to the market with no onward chain, constructed by Messrs Avery Care Homes. The property offers independent living for the over 55's with access to an on-site manager and staff.

Accommodation comprises large entrance hall with built-in storage cupboards, two double bedrooms which are serviced by a fully tiled walk-in shower room, dual aspect sitting/dining room with access to a rear garden and a separate kitchen with built-in appliances also with access to the rear garden. Outside is a small low maintenance rear garden with patio area, maintained communal grounds and one allocated parking space. Further benefits include uPVC double glazing throughout and electric heating. (A/834/S)

Leasehold Information - Lease Remaining - 283 years (as of 2024) / Ground Rent - £155 per annum / Service Charge - £4200. per annum (includes water charges)

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Kingsthorpe Sales

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