

# 4 Brook View, £395,000\*

(Other charges apply)

**RICHMOND  
VILLAGES**

*Part of Bupa*

1F

2



2



EPC - C



## 2 bedroom first floor apartment

A spacious and well planned first floor apartment with a great sunny disposition that benefits from a balcony overlooking a natural bank and green space. The apartment benefits from easy access to the village centre facilities, including wellness spa, restaurant, bar, library, craft room and lodge café and shop.

### Specification

- Stylish two bedroom, first floor apartment
- Spacious principal bedroom with en-suite wet room
- Outstanding on-site facilities including Wellness Spa
- Centred around community & wellbeing
- Beautifully Manicured Gardens & Bowling Green
- Allocated parking space for one car
- Desirable location
- No onward chain
- Council Tax Band D
- West facing aspect to rear



\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. **Other fees and charges apply**, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 111 years remaining.

**01235 773 970**

letcomberegis@richmond-villages.com

**Richmond Villages Letcombe Regis,**  
South Street, Letcombe Regis, Wantage, OX12 9RG

# 4 Brook View

First Floor | 88m<sup>2</sup> (947ft<sup>2</sup>)



**Kitchen**

3280 mm x 2300 mm  
10'9" x 7'7"

**Sitting Room**

6422 mm x 3774 mm  
21'1" x 12'5"

**Bedroom One**

4250 mm x 3733 mm  
13'11" x 12'4"

**Ensuite Wet Room**

2300 mm x 2050 mm  
7'7" x 6'9"

**Bedroom Two**

3630 mm x 2873 mm  
11'11" x 9'5"

**Bathroom**

2300 mm x 1700 mm  
7'7" x 5'7"

These particulars are intended to give a fair and substantially correct overall description. Measurements have been taken at 1500mm skirting height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. The properties are sold unfurnished.