

**sansome
& george**



7 Pigeons Close, Bramley

Guide Price £240,000

7 Pigeons Close

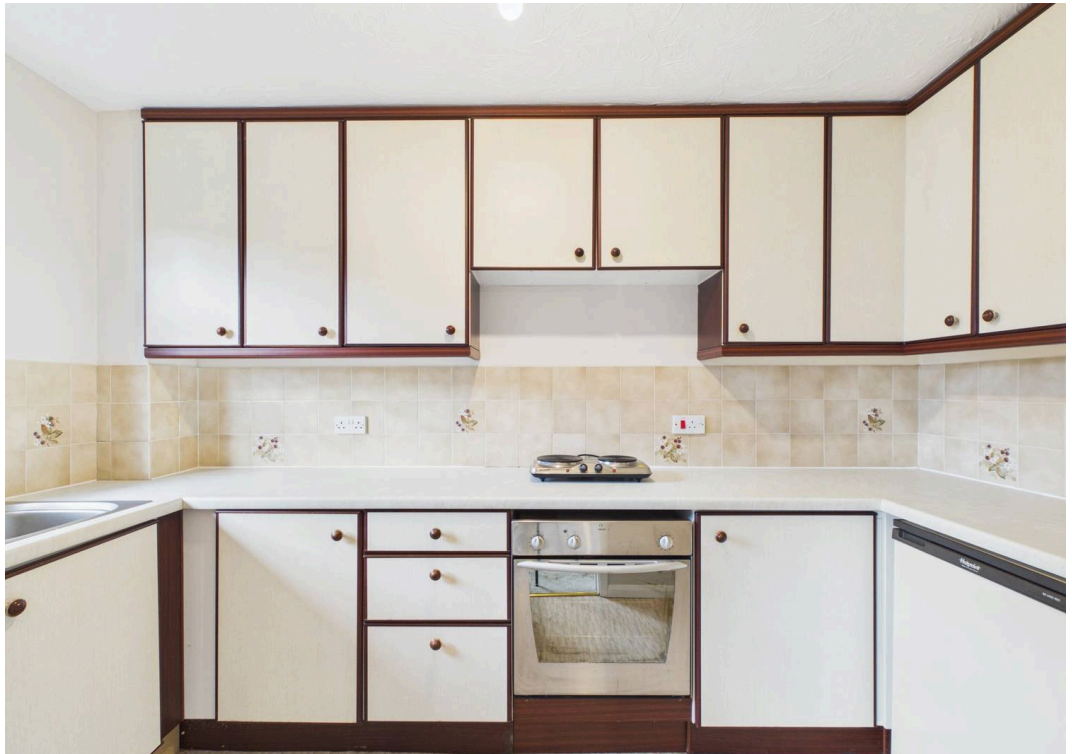
Bramley

Sansome & George – This beautifully presented two bedroom split level apartment offers an excellent opportunity to reside in a highly sought-after village location, providing an ideal blend of comfort and convenience. Upon entering the property, you are welcomed by a spacious entrance hall that leads to the main living areas. The living room features ample space for both relaxation and entertaining. The fitted kitchen is thoughtfully designed, offering a range of fitted units, worktop space, making it perfect for preparing meals and hosting guests. The apartment benefits from two bedrooms, each offering a peaceful retreat with plenty of room for storage and furnishings. The principal bedroom is particularly impressive, while the second bedroom provides versatility, suitable for guests, family, or use as a home office. The property includes both a bathroom and a separate shower room, providing flexibility and convenience for residents and visitors alike. Additional features include access to a garage (located within a block), offering valuable secure parking or extra storage options. The split level layout adds a unique character to the apartment, creating a sense of space and privacy that is rarely found in similar properties. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

Council Tax band: TBD







7 Pigeons Close

Bramley, Tadley

- 2 Bedroom split level apartment
- Popular village location
- Entrance Hall
- Living room
- Kitchen
- Bathroom
- Bedroom 2
- Bedroom
- Shower room
- Garage (in block)



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

874 ft²

Reduced headroom

54 ft²

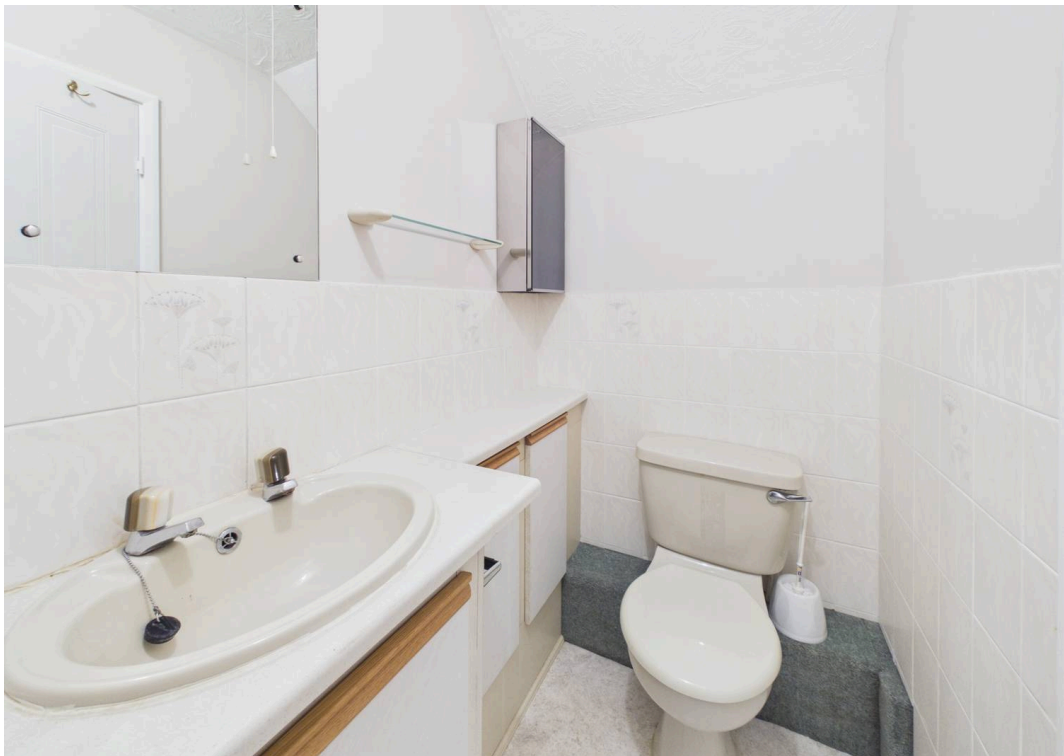
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only