

# 18 Leamon Court - Price Guide £100,000

Brandon, Suffolk, IP27 0RR

**chilterns**

Estate & Letting Agents



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# Price Guide £100,000

## The Property

Welcome to this charming apartment located in the desirable area of Leamon Court, Brandon. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern yet cosy home.

Spanning an area of 529 square feet, the apartment features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personal belongings. The bathroom is conveniently located, ensuring ease of access for all residents.

Constructed between 1980 and 1989, this apartment combines classic design with contemporary living. The layout is practical, making the most of the available space while ensuring a pleasant flow throughout the home.

Leamon Court is situated in a peaceful neighbourhood, providing a serene environment while still being close to local amenities. Residents will appreciate the convenience of nearby shops, parks, and transport links, making it easy to explore the surrounding area.

This apartment is an excellent opportunity for those looking to invest in a property that balances comfort, style, and practicality. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs. Do not miss the chance to make this lovely apartment your new home.

**Agent's Note:**  
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

### 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

12'0" x 14'0"

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

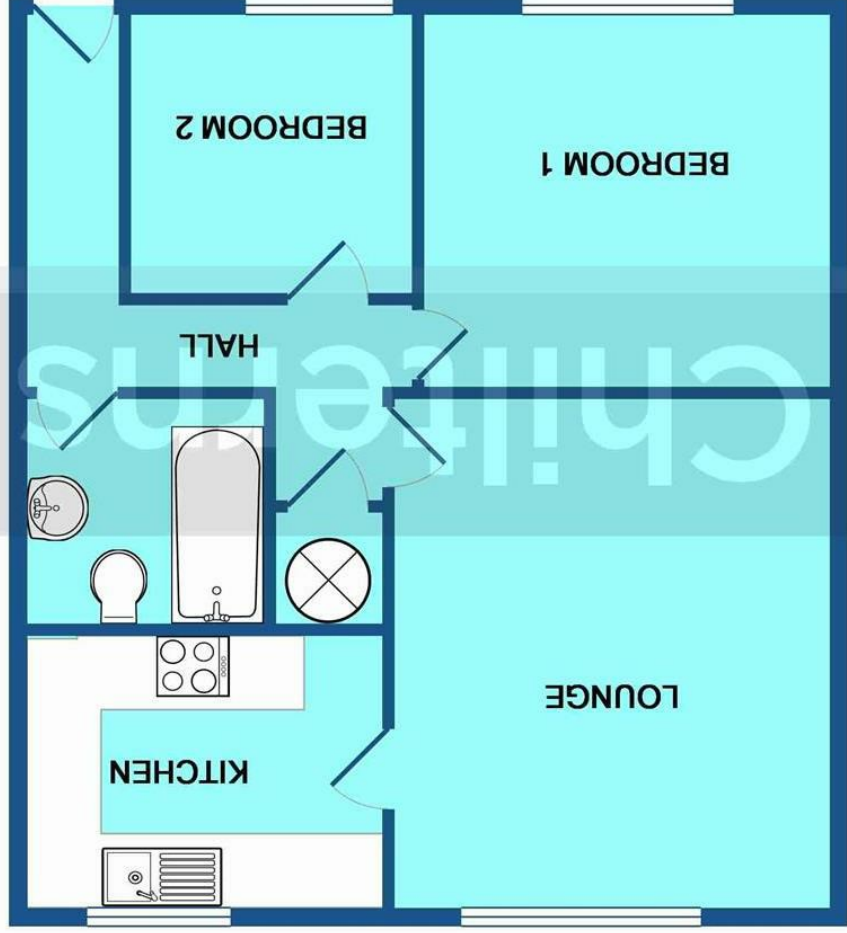
## Features

- 2-BEDROOM APARTMENT
- CLOSE TO TOWN CENTRE AMENITIES
- SPACIOUS RECEPTION ROOM
- POTENTIAL TO RENOVATE
- BRIGHT AND AIRY INTERIORS
- PARKING
- IDEAL FOR FIRST-TIME BUYERS
- EASY ACCESS TO TRANSPORT
- QUIET RESIDENTIAL AREA
- VIEWING RECOMMENDED





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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