

2 Brook View, £495,000*

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



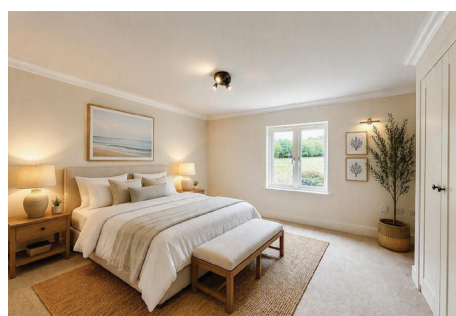
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EPC - C



2 bedroom first floor apartment

We are delighted to offer this spacious first-floor, two-bedroom apartment in the highly sought-after Brook View area of Richmond Villages Letcombe Regis, ideally positioned adjacent to the nature reserve and just a short distance from the Wellness Spa. Thoughtfully designed for comfortable living, the property features a generous entrance hall, a large kitchen with access to a south-facing balcony enjoying views over the paddocks and beautifully landscaped gardens, a spacious living room, and two well-proportioned bedrooms, one of which benefits from a walk-in wardrobe area. Surrounded by beautifully maintained grounds and close to village amenities, this home offers a peaceful lifestyle within a vibrant and welcoming community.

Specification

- Spacious living room with double-glazed bay window and a feature fireplace.
- Large fitted kitchen with a range of wall and base units, generous worktop space, integrated appliances and direct access to a south-facing balcony overlooking the paddocks and landscaped gardens.
- Two spacious bedrooms, including a generous principal bedroom with a dedicated walk-in wardrobe area.
- En-suite shower room to the principal bedroom.
- Bathroom with modern suite and quality fittings.
- Large entrance hall with useful storage space and room for additional furniture.
- Beautifully maintained communal gardens with nearby bowling green, nature reserve, and private allotments.

CGI imagery has been used for illustrative purposes only and does not represent the actual furnishings of the apartment for sale.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. All dimensions are approximate. The properties are sold unfurnished. Properties are sold on a 125 year lease and this property has 110 years remaining.

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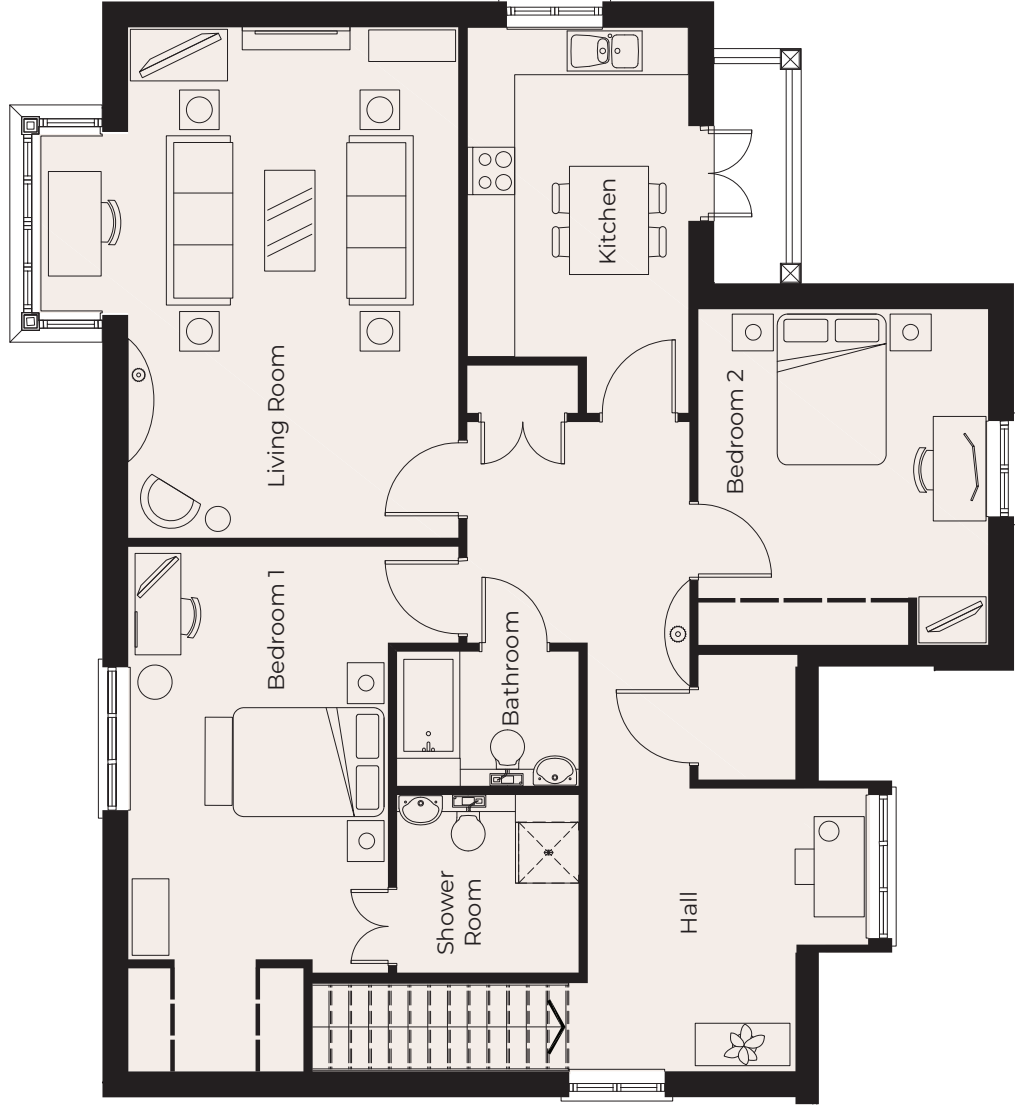
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South Street, Letcombe Regis, Oxfordshire OX12 9RG

2 Brook View

First Floor | 118m² (1270 ft²)

Kitchen	2800mm x 4170mm 9'2" x 13'8"
Living Room	4182mm x 6465mm 13'9" x 21'3"
Bedroom 1	4182mm x 5225mm 13'9" x 17'2"
Shower Room	2300mm x 2250mm 7'7" x 7'5"
Bedroom 2	3671mm x 4252mm 12'1" x 13'11"
Bathroom	2300mm x 1700mm 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.

