

The logo for Sinclair Hammelton, featuring the word "Sinclair" in green, a green circle with a white house icon, and the word "Hammelton" in purple.

Sinclair  Hammelton

GUIDE PRICE

**£300,000**

**London Road**

, BR1 3RL



## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\* Sinclair Hammelton are delighted to bring to the market this two bedroom ground floor apartment, offered with a share of freehold and the added benefit of direct access to beautiful communal gardens and private patio. The accommodation comprises a welcoming entrance hallway which leads into a generously sized living and dining room, featuring French doors that open directly onto a secluded area of the communal gardens, perfect for relaxing or entertaining in a peaceful setting. The separate kitchen is well-appointed with ample storage and worktop space, offering potential for modernisation if desired. There are two well-proportioned bedrooms, both offering plenty of natural light and a family bathroom fitted with a three-piece suite. Externally, the apartment enjoys direct garden access, a rare and highly sought-after feature in apartment living. The property is located within easy reach of local amenities, transport links and green spaces. Offered to the market chain-free, early viewing is highly recommended to fully appreciate the space, location, and lifestyle this home offers.

EPC: D

Share of Freehold

Service Charge - £1500

Ground Rent - £0

COUNCIL TAX - C

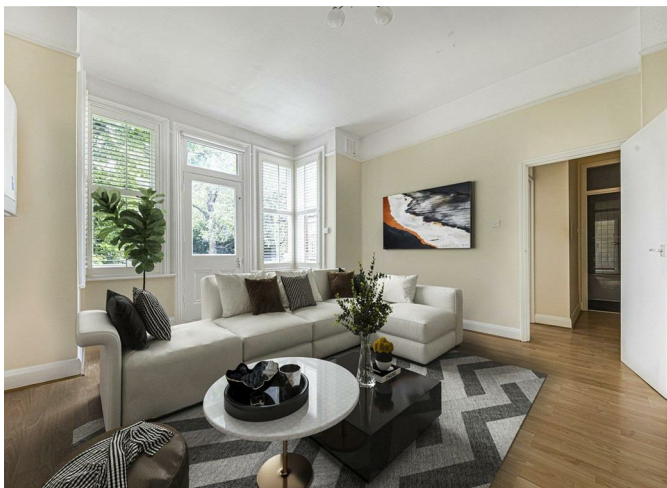
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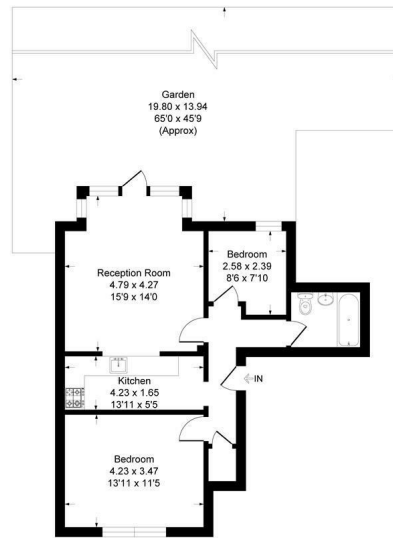






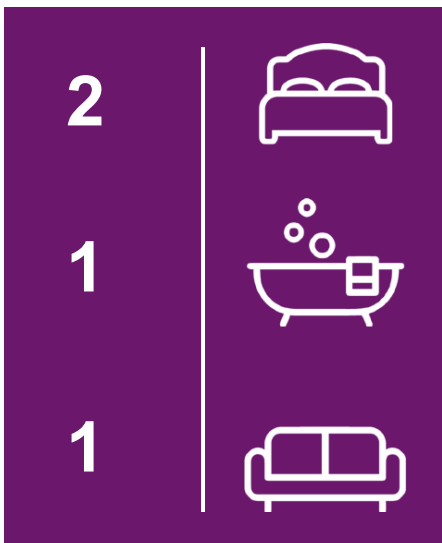
## London Road, BR1

Approximate Gross Internal Area 59.2 sq m / 638 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planfix.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## EPC RATING: D COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

### OFFICE ADDRESS

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### OFFICE DETAILS

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