# 15 Brook View, £625,000*

(Other charges apply)

RICHMOND VILLAGES
*Part of Bupa*

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## 2 bedroom ground floor apartment

We are delighted to offer this spacious two-bedroom ground floor apartment in the highly sought-after Brook View area of Richmond Village Letcombe Regis. Enjoying peaceful views across the paddock and nature reserve, this lovely home provides a wonderful opportunity to relax and enjoy the surrounding wildlife from your own private patio.

The apartment features a generous living and dining room with a feature fireplace and two sets of patio doors opening onto a large patio area. The modern fitted kitchen includes integrated appliances, while the principal bedroom benefits from fitted wardrobes and an en suite shower room. A spacious second bedroom, separate bathroom and welcoming entrance hall with useful storage complete the accommodation.

## Specification

- Spacious living and dining room with feature fireplace.
- Two sets of French doors opening onto the large private patio area.
- Attractive views across the paddock and nature reserve, with regular wildlife sightings.
- Modern fitted kitchen with integrated hob, oven and dishwasher.
- Large principal bedroom with fitted wardrobes and en suite shower room.
- Spacious second double bedroom.
- Separate bathroom with fitted suite.
- Generous entrance hall with built-in storage cupboard.
- Access to beautifully maintained communal grounds and village amenities.

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 108 years remaining.

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# 15 Brook View

## Ground Floor | 114m² (1227ft²)

**Kitchen**
4177mm x 2438mm
13'8" x 8'0"

**Living Room**
6842mm x 4756mm
22'5" x 15'7"

**Bedroom 1**
5097mm x 4177mm
16'9" x 13'8"

**Shower Room**
2500mm x 2050mm
8'2" x 6'9"

**Bedroom 2**
3779mm x 3645mm
12'5" x 12'

**Bathroom**
2500mm x 2150mm
8'2" x 6'9"




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

