



**Leamon Court, Brandon, IP27 0RR**

**welcome to**

## **Leamon Court, Brandon**

NO ONWARD CHAIN - a GROUND FLOOR two bedroom apartment in a PRIME TOWN CENTRE LOCATION, offering ALLOCATED PARKING and a NEWLY EXTENDED LEASE, ideal for FIRST TIME BUYERS or INVESTORS!

### **Summary**

Offered to the market with no onward chain, this well presented ground floor two bedroom flat represents an excellent opportunity for first time buyers and investors alike. Perfectly positioned within a prime town centre location, the property is just a short walk from a wide range of amenities including supermarkets, independent shops, restaurants and main train links providing direct access to Cambridge and Norwich.

The accommodation has been well cared for and offers a light and spacious living room with ample space for both relaxing and dining, alongside a well equipped kitchen with room for essential appliances. Two good sized bedrooms and a bathroom complete the internal layout, creating a comfortable and practical home ready to move straight into.

Externally, the property further benefits from one allocated parking space within a secure off-road car park, adding convenience and peace of mind.

In addition, the current owner is in the process of extending the lease by a further 90 years, with the extended lease to be transferred to the new owner upon completion-removing the need for any future lease extension work and enhancing long-term value.

A superbly located, low-maintenance home with strong appeal-early viewing is highly recommended.

### **The Accommodation**

Communal entrance door to:

### **Communal Entrance Hall**

With entrance door to:

### **Entrance Hall**

With built in storage cupboard.

### **Living Room**

With window and radiator.

### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, space and point for electric cooker with extractor over and radiator.

### **Bedroom One**

With window and radiator.

### **Bedroom Two**

With window and radiator.

### **Bathroom**

With W.C, wash hand basin with taps over, panelled bath with taps and shower attachment over and radiator.

### **Parking**

The property comes with one allocated parking space in an off-road car park.





**Agents Note**

The vendor is in the process of extending the lease by a further 90 years which will come with the sale of the property.

Current lease had 99 years from 1988.



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welcome to

## Leamon Court, Brandon

- Sold with No Onward Chain!
- Ground Floor Two Bedroom Apartment
- Prime Town Centre Location
- Walking Distance to Town Centre Amenities & Fantastic Travel Links
- Lease Being Extended by a Further 90 Years
- Light & Spacious Living Room
- Allocated Parking in a Secure Car Park
- Ideal First Time Buyer or Investment Opportunity

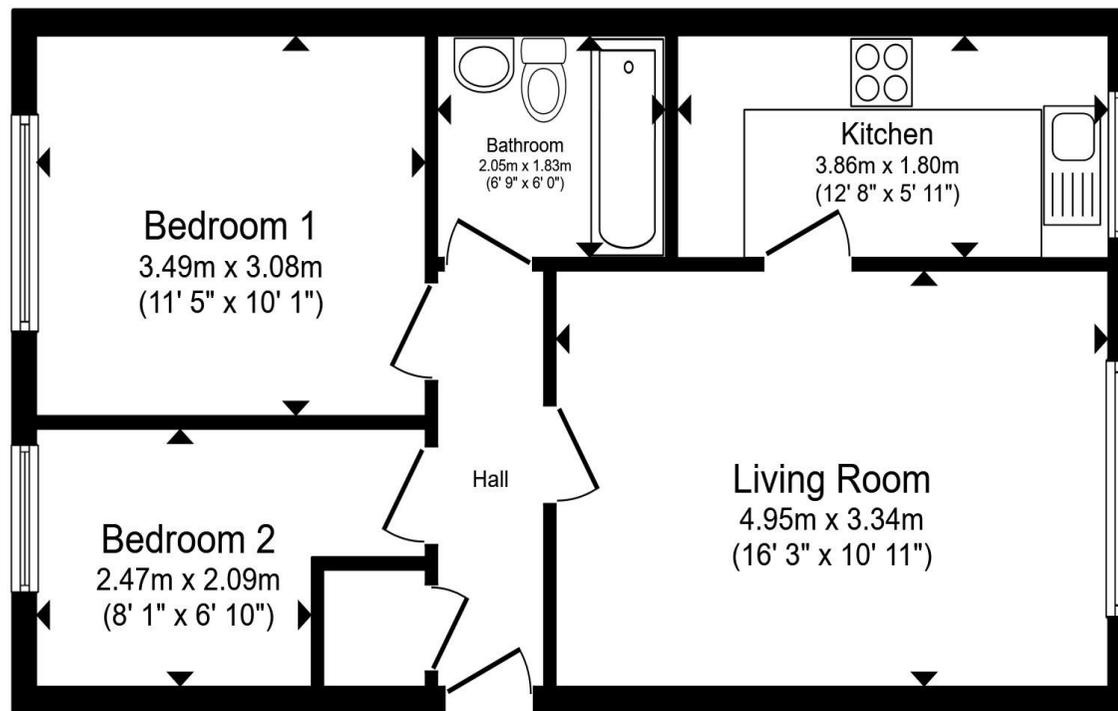
Tenure: Leasehold EPC Rating: Awaited

Service Charge: 1541.22

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£125,000**



Floor Plan

Total floor area 50.6 m<sup>2</sup> (545 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRD105642 - 0001

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