



Bramham ~ 3 Bramham Lodge, Lodge Drive, LS23 6QY

Guide Price £329,950

An attractive three-bedroom first floor apartment forming part of Bramham Lodge, an elegant Grade II Listed Georgian residence dating from the late 18th Century and occupying a delightful position within an exclusive gated development. Converted into four individual apartments in 2008, the property offers light and spacious accommodation of charm and character

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Council Tax Band: E

Tenure: Leasehold



CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS
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All-round excellence, all round Wetherby since 1950



Property Description

A rare opportunity to acquire a particularly attractive three-bedroom first floor apartment forming part of Bramham Lodge, an elegant Grade II Listed Georgian residence dating from the late 18th Century and occupying a delightful position within an exclusive gated development. Converted into four individual apartments in 2008, the property offers light and spacious accommodation of charm and character, complemented by high ceilings, replacement double-glazed windows, gas-fired central heating and far-reaching views across the surrounding countryside.

The well-appointed accommodation is approached via a secure entry phone system leading to an impressive communal reception hall and staircase. A private entrance hall includes a useful storage cupboard and access to a versatile third bedroom/home office. The living dining kitchen is a particular feature of the property, enjoying windows to two elevations which flood the room with natural light whilst taking full advantage of the stunning long-distance views. The kitchen is fitted with an attractive range of bespoke hand-painted units complemented by granite work surfaces and a central island with pitch pine worktop incorporating cupboards and drawers beneath. Integrated appliances include an electric oven, five-ring gas hob and extractor hood above.

A short flight of steps from the living area leads down to a useful lobby with a further range of matching fitted cupboards. The principal bedroom benefits from extensive full-length fitted wardrobes together with a stylish en-suite shower room. A second generous double bedroom is served by an attractive house bathroom fitted with a contemporary white three-piece suite.

Outside, Bramham Lodge stands within well maintained communal grounds incorporating lawned gardens, a woodland walk and herb garden. Residents also benefit from a garden store, bin store, secure gated entrance, two allocated parking spaces and additional visitor parking available on a first-come, first-served basis.

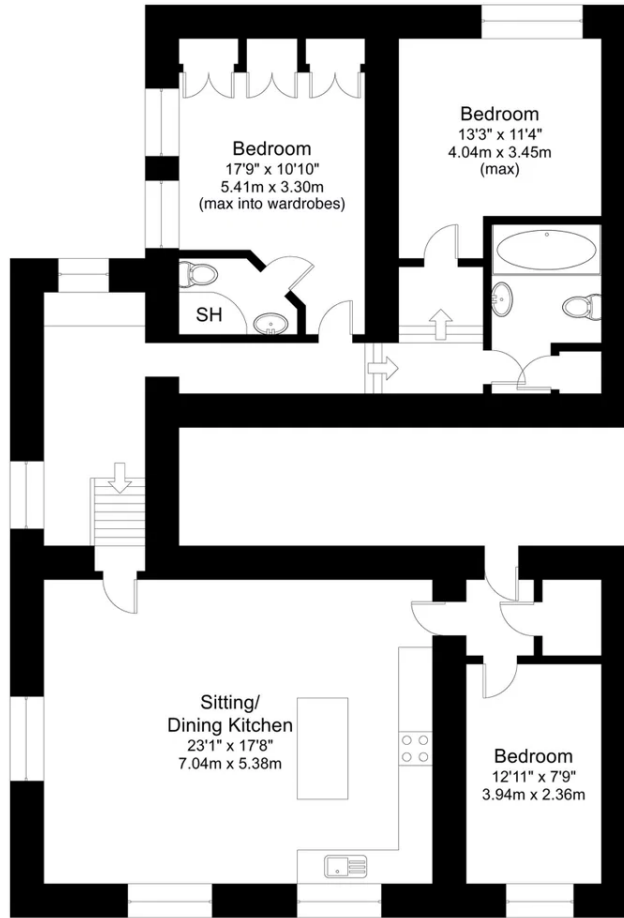
The combination of period elegance, modern convenience, attractive communal grounds and excellent accessibility makes this an ideal home for professional couples, downsizers and those seeking a well-connected Yorkshire base.

Bramham is a highly regarded and well-connected village located just south of Wetherby, offering a range of everyday amenities including a village shop, public house, church and primary school. Ideally placed for access to the A1(M) and A64, the village is particularly popular with commuters travelling to Leeds, York and Harrogate, whilst enjoying the benefits of an attractive rural setting surrounded by open countryside.

The property benefits from full fibre-to-the-premises, speed (current contract at 900 Mbps) - an excellent advantage for those wishing to work from home.

Agents Notes

We are advised that there is no ground rent to pay. The freehold is held between the four apartments on an equal 25% share basis. Service charge currently £180 per month, £90 of which includes building insurance, window cleaning, electric gates, gardening etc and £90 of which goes into the reserve fund.



Gross internal floor area (approx.): 114.5 sq m (1,233 sq ft)

For illustrative purposes only.
Not to Scale. Copyright © Apex Plans.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISPREPRESENTATION ACT

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