



The Orchard

Brandon, IP27

£80,000

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Description

A vastly improved first floor apartment found within the well regarded over 55's complex in Brandon.

The property is accessed via a secure front door, with resident access only, with a buzzer system in place for guests. The well kept stairs (with stair lift) and landing then lead to the properties own front door. On entering the property there is a welcoming entrance hall with laminate flooring and a built in storage cupboard. The entrance hall has a door to the lounge/ diner, which also has laminate flooring, plus a feature electric fireplace, and a window to the front aspect overlooking the rest of the complex.

The lounge/ diner opens to the modern kitchen, which includes a built in Bosch cooker, a 4 ring hob with fitted extractor over, plus space for a Bosch washing machine, which the owner is happy to include. On the other side of the entrance hall, is the spacious bedroom, plus the modern shower room. The bedroom comfortably fits a double bed and has a built in double wardrobe, plus the built in airing cupboard, and window to rear overlooking the communal gardens.

The newly fitted shower room has a large walk in shower cubicle with power shower, as well as the W.C and wash hand basin. There is also a heated towel rail in a grey finish.

The property has electric heating, and sealed unit UPVC double glazed windows throughout.

There is access to communal gardens as well as a communal lounge for residents only to gather and socialise.

The development is also warden controlled with emergency pull cords in place if required.

This superbly presented first floor apartment offers the opportunity to live in a safe environment amongst other over 55's, with help on hand if required.

Viewings are by appointment only with Molyneux Estate Agents of Brandon.

Measurements

Entrance Hall

Lounge/ Diner - 14' 1" x 12' 10"

Kitchen - 10' 9" x 6' 7"

Bedroom - 10' 8" x 9' 5"

Shower Room - 6' 5" x 6' 1"

Leasehold Information

This is a leasehold property.

There are 61 years remaining on the lease which runs until 2087.

Monthly Charges

Ground Rent - £5.00

Service Charge - c. £243.49

This includes Buildings Insurance.

Agents Note

Council Tax Band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are

Tel: 01842 818282

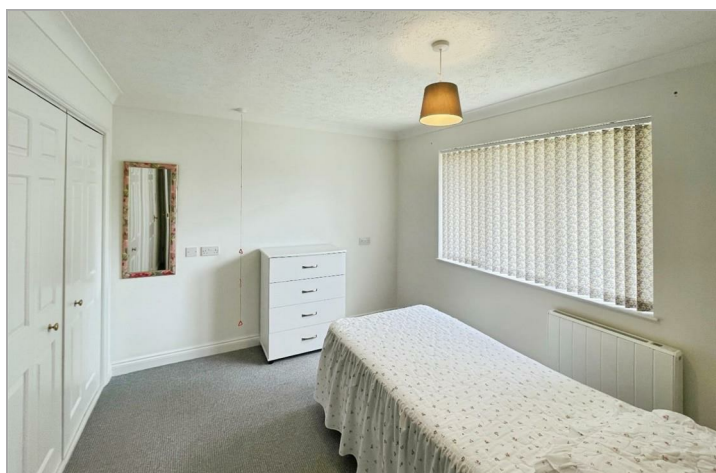
detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

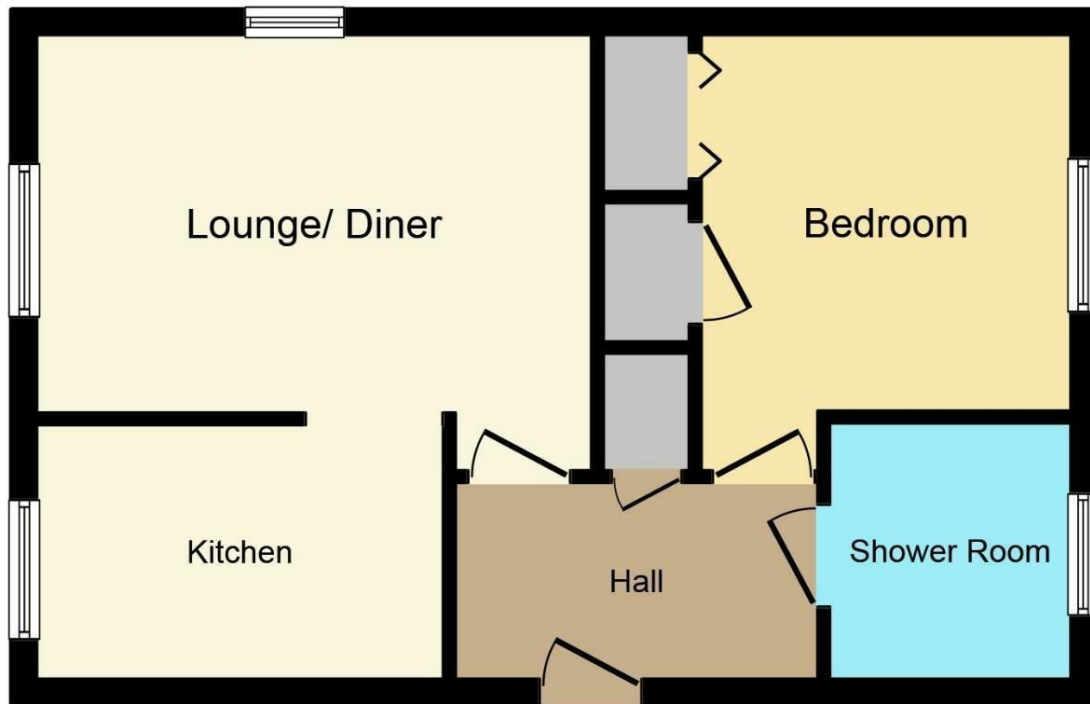
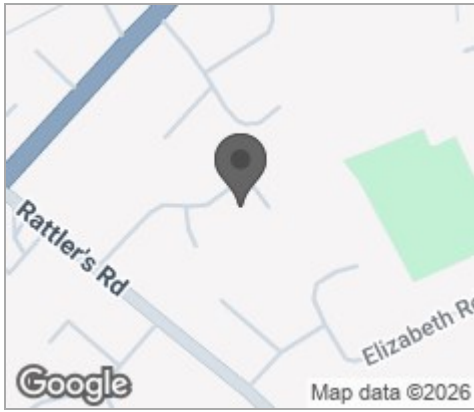
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



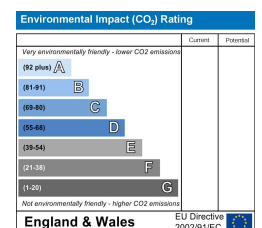
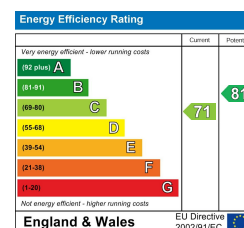


Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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