



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

**welcome to**

## **Leamon Court, Brandon**

NO ONWARD CHAIN! A modernised two bedroom TOP FLOOR APARTMENT in the heart of Brandon, offering FIELD VIEWS, ALLOCATED PARKING and NO NEIGHBOURS ON THE SAME FLOOR, just moments from the TRAIN STATION, AMENITIES and BEAUTIFUL COUNTRY WALKS!

### **Summary**

Positioned in a fantastic town centre setting in Brandon, this top floor apartment is offered to the market with no onward chain, making it an excellent opportunity for both first time buyers & investors!

The location places you right in the heart of the bustling town centre, with a wide range of independent shops, restaurants & supermarkets just a short walk away. The town's main train station is also close by, offering direct rail links to both Cambridge & Norwich, making it a convenient choice for commuters.

Despite its central position, the property is also ideally placed for access to beautiful countryside walks, perfect for dog owners or those who enjoy spending time outdoors, with a variety of scenic routes nearby.

Internally, the apartment has been modernised & thoughtfully prepared for sale, creating a welcoming space ready for its next owner. A further benefit is that the property occupies the entire top floor, meaning there are no direct neighbours on the same level, adding an extra sense of privacy.

The accommodation begins with an entrance hall which leads through to a spacious living room, enjoying pleasant open field views. The modern kitchen has been cleverly designed to incorporate a breakfast bar, creating a practical dining space without compromising on functionality.

There are two well proportioned bedrooms along with a bathroom completing the accommodation.

Externally, the apartment also benefits from an allocated parking space!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, built in storage cupboard and electric radiator.

#### **Lounge**

With window overlooking fields and electric 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, electric hob and oven, space for fridge/freezer, window and electric radiator.

#### **Bedroom One**

With window to rear and electric radiator.

#### **Bedroom Two**

With window to side and electric radiator.

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with electric shower attachment and mixer tap over and electric fan.

#### **Outside**

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

#### **Agents Note**

Please note that this property is served by electric heating. Please contact the Branch for more details.

There are currently 61 years remaining on the lease. This may impact on mortgage lending requirements. Interested parties should make further enquiries.





**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Leamon Court, Brandon

- Well Presented Top Floor Apartment
- Fantastic Town Centre Location
- A Great First Time or Investment Buy
- Lovely Field Views
- Sold Chain Free!
- Two Good Sized Bedrooms
- Modern Kitchen with Breakfast Bar
- Allocated Off Road Parking

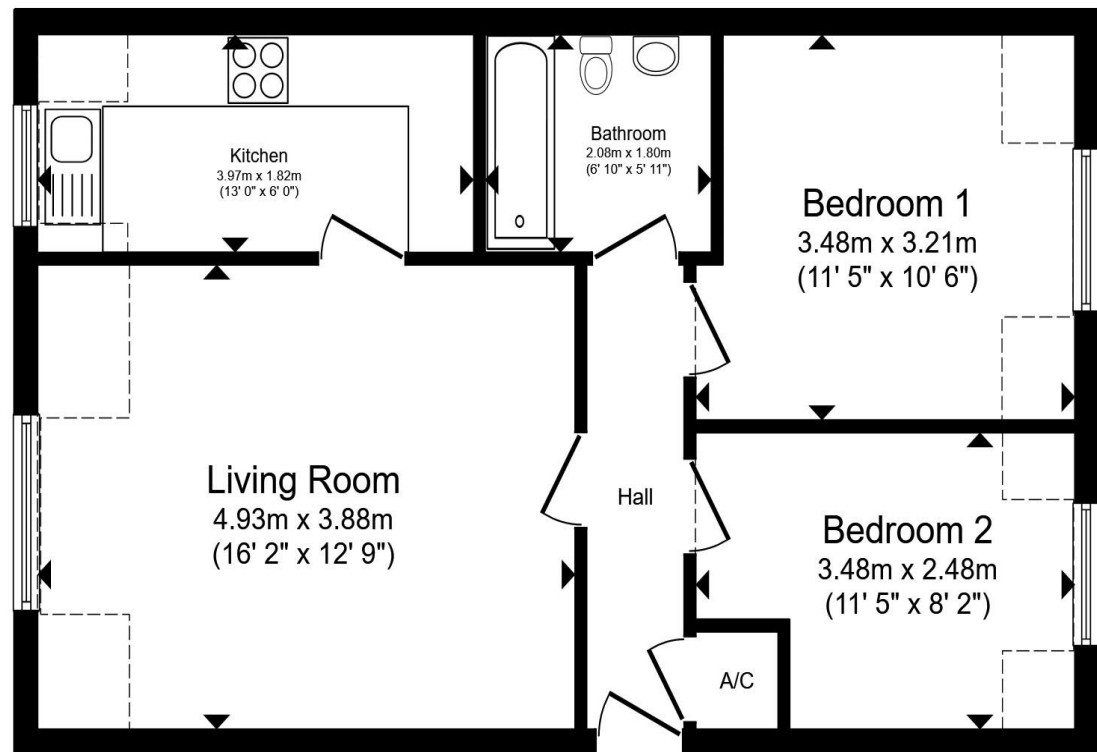
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Total floor area 55.2 m<sup>2</sup> (594 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)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:

BRD111229 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)

