



**The Maltings, Brandon, IP27 0BL**

**welcome to**

## **The Maltings, Brandon**

A GROUND FLOOR retirement apartment in Brandon, for those OVER 55, enjoying VIEWS OVER THE LITTLE OUSE, a strong community feel and WALKING DISTANCE TO THE TOWN CENTRE, with access to COMMUNAL GARDENS, your own PATIO and RESIDENT FACILITIES!

### **Summary**

Designed exclusively for those over the age of 55, this ground floor retirement apartment forms part of a welcoming and well regarded development in Brandon. The complex offers a strong sense of community along with a range of organised activities and guest facilities for residents to enjoy.

One of the standout features of the development is its lovely setting beside the Little Ouse River, where residents can enjoy picturesque riverside views. The property is also conveniently located within walking distance of the town centre and its range of shops and amenities.

Internally, the apartment has been well cared for while still offering scope for a new owner to personalise. The accommodation includes a spacious lounge with room for dining, a well equipped kitchen, a comfortable double bedroom and an accessible shower room.

Residents also benefit from access to attractive communal gardens, providing a peaceful outdoor space to relax and socialise.

Offering comfortable living within a friendly retirement community, this apartment represents a wonderful opportunity for those seeking independent living in a supportive environment!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With radiator.

#### **Lounge**

With sliding door to patio and radiator.

#### **Kitchen**

With a range of fitted wall units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, oven and hob and space for fridge/freezer.

#### **Bedroom**

With built in wardrobe, window to front and electric radiator.

#### **Shower Room**

With W.C, wash hand basin with mixer tap over, shower cubicle with electric shower attachment over and heated towel rail.





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welcome to

## The Maltings, Brandon

- Ground Floor Retirement Apartment
- Designed for those Over the Age of 55
- Riverside Views over the Little Ouse
- Access to Well Manicured Communal Gardens & Personal Patio
- Sold with No Chain!
- Guest Facilities & Residents Activities
- Walking Distance to the Town Centre
- One Double Bedroom

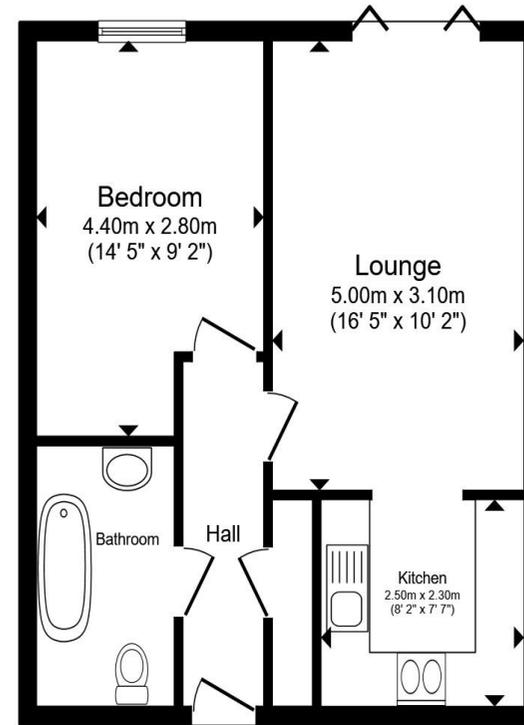
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3515.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£92,500**



Floor Plan

Total floor area 44.4 m<sup>2</sup> (478 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:  
BRD111216 - 0002

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