

FOR SALE



Braemar Way, North Bersted
Asking Price Of £220,000


MARTIN&CO



Braemar Way, North Bersted

2 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- Two Bedroom Ground Floor Flat
- Spacious Living Room
- Kitchen/Breakfast Room
- Bathroom
- Front Garden
- 999 Year Lease
- Garage

ENTRANCE HALL 3' 11" x 2' 7" (1.19m x 0.79m)
Obscure double-glazed door to inner porch. Built in storage cupboard recess. Internal glazed door to inner hallway. Wall mounted radiator. time set control.

LIVING ROOM 16' 3" x 12' 1" (4.95m x 3.68m) Double glazed window to front aspect. Wall mounted radiator.

KITCHEN 11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to front aspect. Further double-glazed window to side aspect. Single stainless steel sink unit with mixer taps over. Fitted granite effect roll top work surfaces with cupboards and drawers under further cupboard units over. Built in eye level electric oven and grill under. Inset gas four ring hob with overhead extractor fan. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for stand-up fridge freezer. Wall mounted radiator. Wall mounted combi boiler. Fitted breakfast bar. Part tiled walls.



BEDROOM ONE 13' 7" x 10' 10" (4.14m x 3.3m)
Double glazed window to rear aspect. Wall mounted radiator.

BEDROOM TWO 9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to rear aspect. Wall mounted radiator.

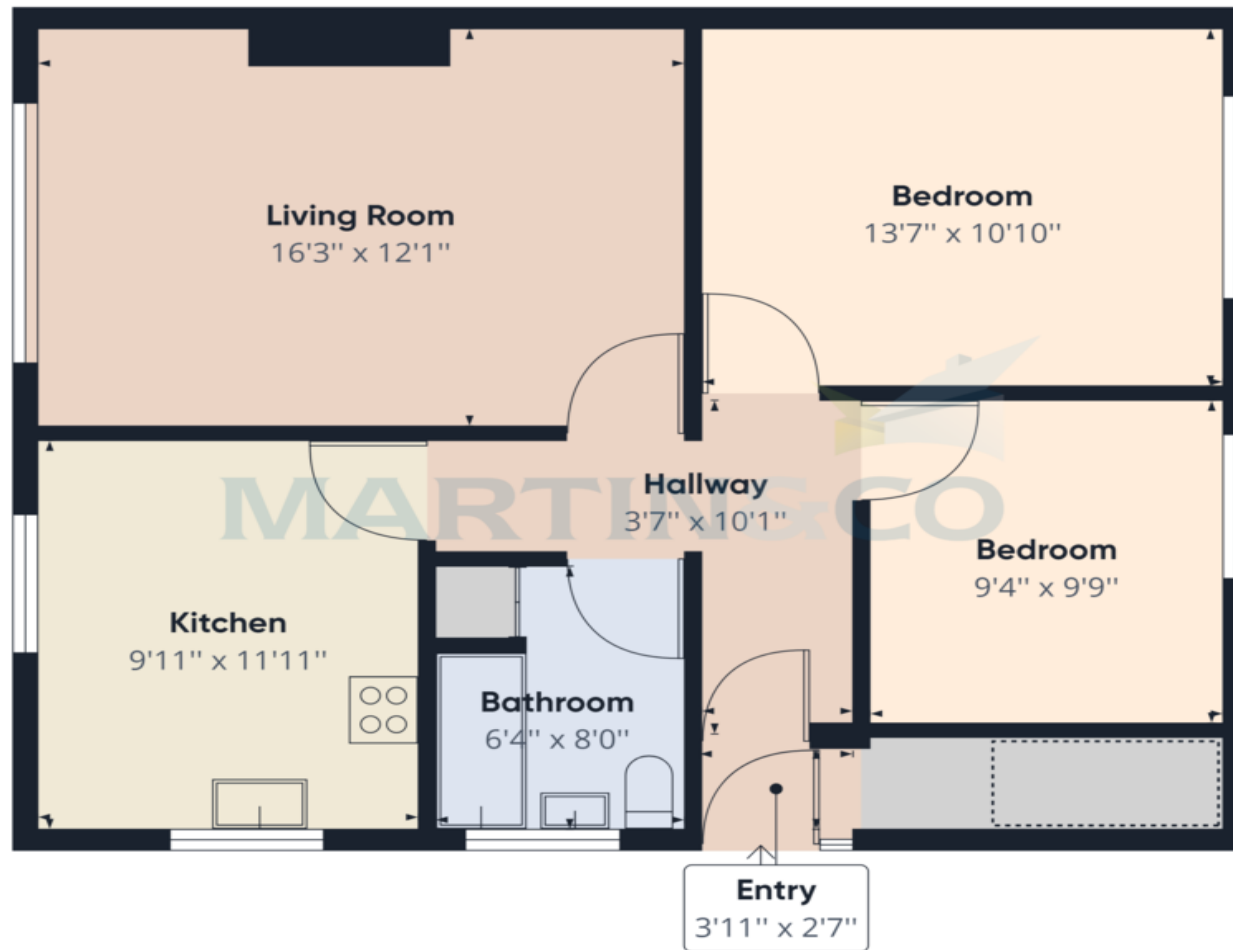
BATHROOM 8' 0" x 6' 4" (2.44m x 1.93m) Obscure double-glazed window to side aspect. Enclosed panel bath. Low level WC. Wall mounted radiator. Wall mounted shower attachment. Fitted shower curtain rail. Tiled surround. Built in cupboard.

FRONT GARDEN Front Garden mainly laid to lawn with paved pathway to front door.

Garage in nearby compound.

EPC Rating: **C 77**





Approximate total area⁽¹⁾
710.44 ft²

Reduced headroom
17.09 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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