



## 2 Gallop Mews, The Street, Albourne, BN6 9DJ

£272,500

One double bedroom ground floor, character apartment with its own private garden, parking for two cars and a share of the freehold title. Located in the heart of this rural village close to open countryside.



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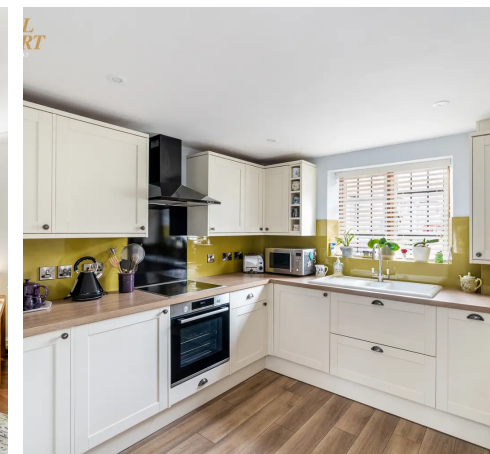
## 2 Gallop Mews The Street

Albourne

A well presented one double bedroom ground floor apartment having been converted in 1989 but retaining many character period features. The apartment is beautifully positioned down a quiet country lane in the heart of this rural village.

The accommodation is light and spacious and consists of its own private entrance leading into the hallway with built in storage cupboard, parquet flooring and doors accessing all rooms.

The dual aspect sitting room has a feature brick built open fireplace with wood surround, polished parquet flooring and original leaded light windows with secondary glazing to the side and rear. The re-fitted 2022 kitchen with cream coloured Shaker style units at both eye and base level, wood effect square edge laminate worktops with inset ceramic sink unit, coloured splashbacks. The boiler and heating system was updated and replaced 18 months ago. Bosch multi function oven, AEG induction hob with filter canopy over. Integrated slimline dishwasher, integrated washer dryer, integrated under worktop fridge and freezer, slimline wine fridge. Wall cupboard conceals the Glow Worm combi boiler.





## 2 Gallop Mews The Street

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The dual aspect double bedroom has built in wardrobes and to finish is a fully tiled bathroom with a white suite including a deep double ended bath with shower over and glass shower screen. Outside a gravelled area within a private gated compound provides parking for two cars and there is a pretty South facing 28' x 18' private courtyard garden with a timber shed

**Agents Note:** There is a pedestrian right of access for the neighbouring property over the private garden to access their own private garden

- A pretty one double bedroom ground floor garden apartment
- Converted in 1989 but retaining many character period features
- Located off a quiet country lane in the heart of this rural village
- Re-fitted 2022 kitchen with integrated appliances
- Dual aspect sitting room with a feature open fireplace
- Low maintenance, private South facing rear courtyard garden
- Allocated parking for two cars
- Share of Freehold with remainder of a 999 year lease from October 1989
- Maintenance: split 3 ways as and when required
- Council Tax Band: B / EPC Rating: E







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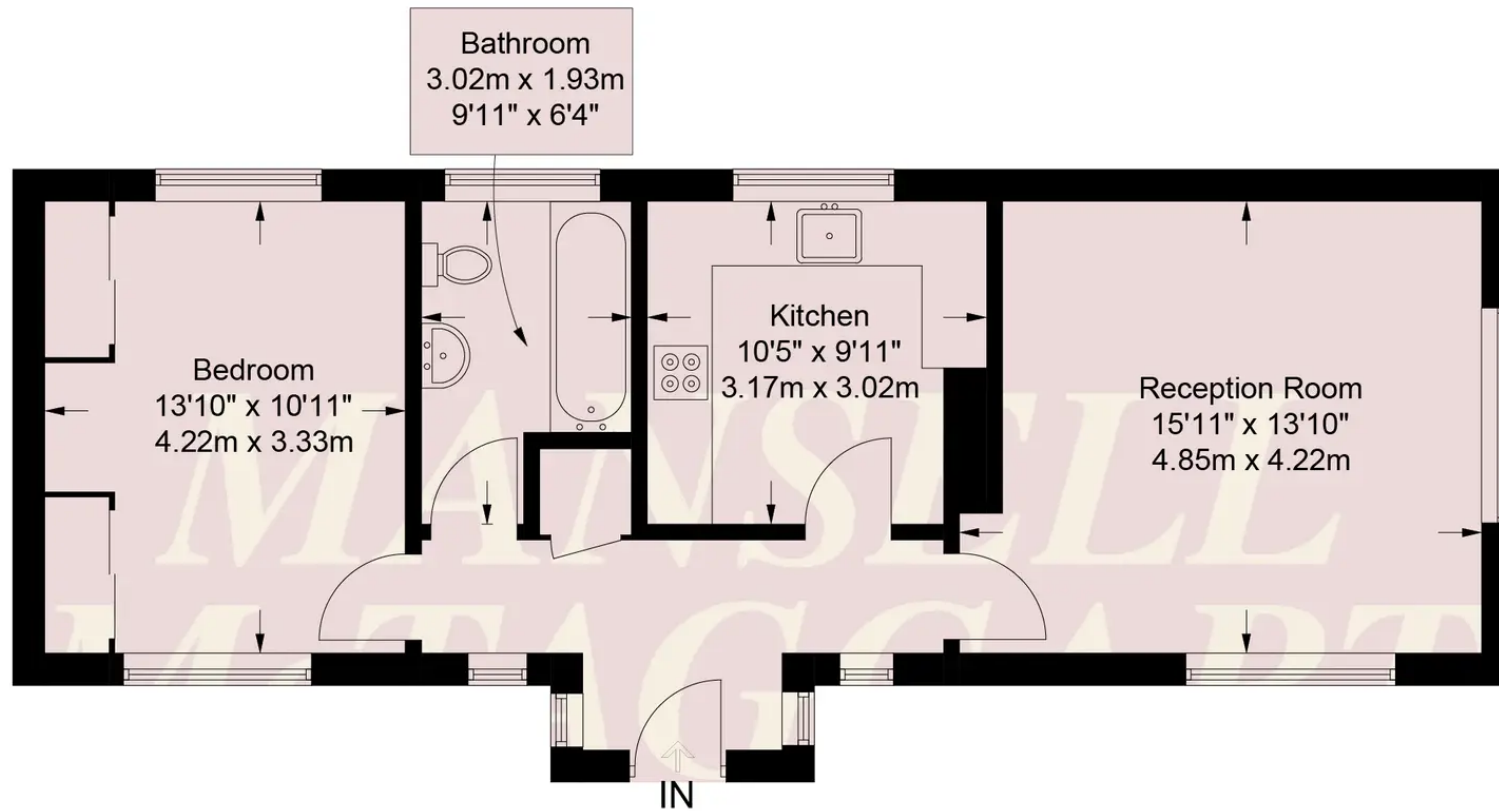
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## Ground Floor

Approximate Gross Internal Area = 623 sq ft / 57.9 sq m

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