Leamon Court, Brandon, IP27 0RR

william h brown

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

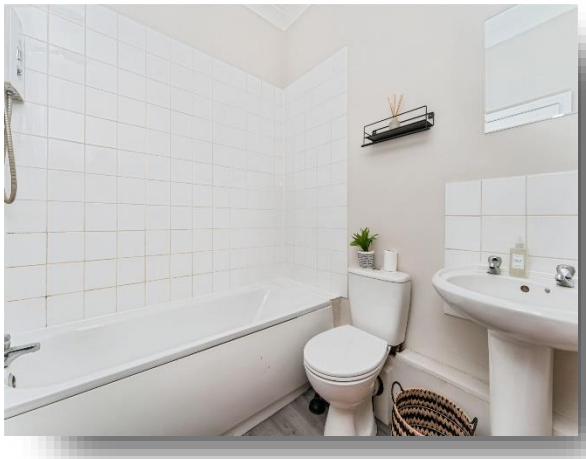
With W.C, wash hand basin with mixer tap over, bath with electric shower attachment and mixer tap over and electric fan.

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.



welcome to

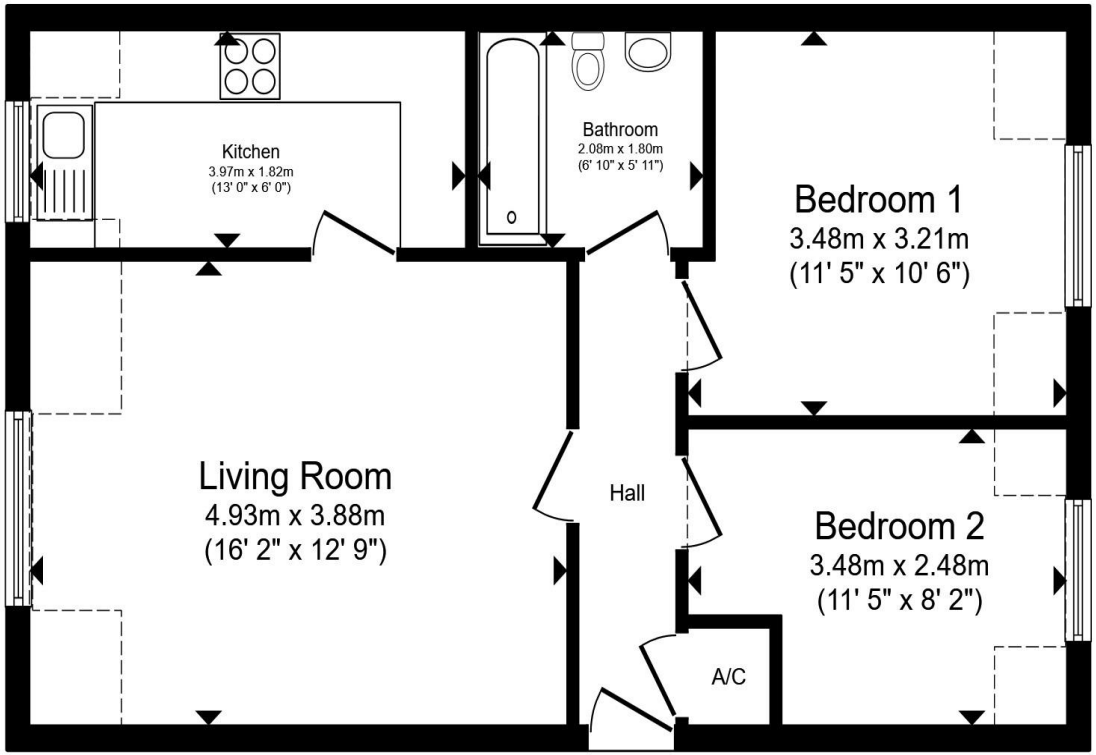
Leamon Court, Brandon

- 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: Awaited
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.

£150,000



Total floor area 55.2 m² (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

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The Property Ombudsman

Property Ref:
BRD111229 - 0001

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