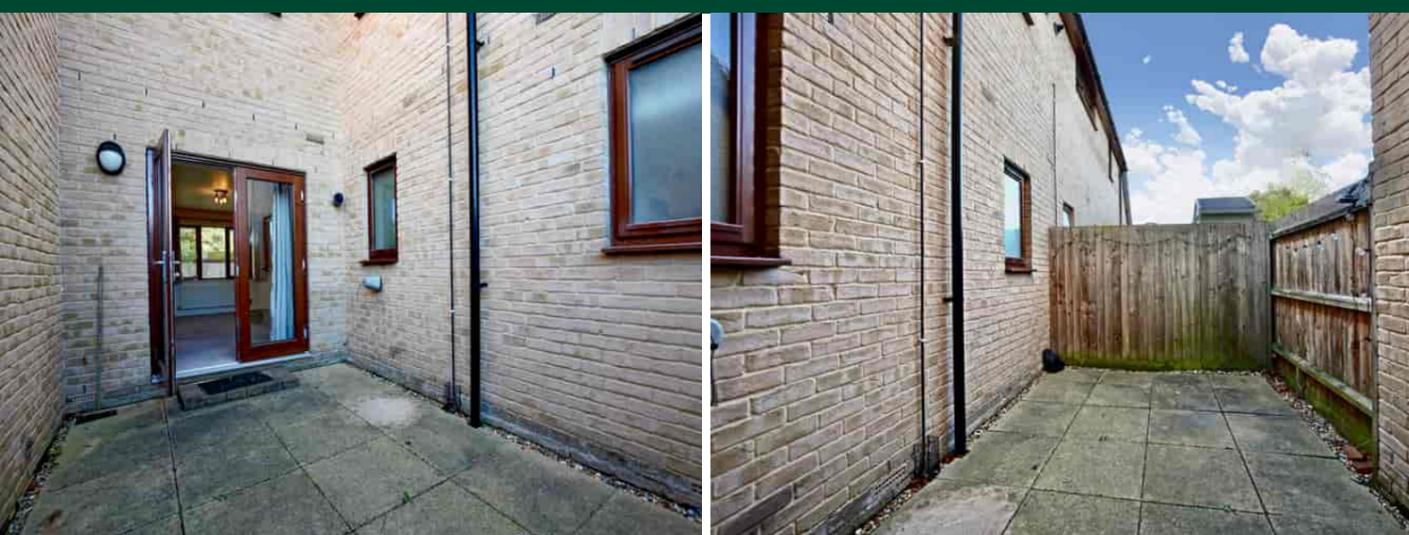




Garner Close, Brampton PE28 4UE

Guide Price £265,000



- Well Appointed Ground Floor Garden Flat
- En Suite To Principal Bedroom
- Private Courtyard Garden
- Two Allocated Parking Spaces
- Convenient Central Village Location
- Built By Prestigious Camstead Homes
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Huntingdon
 60 High Street
 Huntingdon
 01480 414800

Kimbolton
 24 High Street
 Kimbolton
 01480 860400

St Neots
 32 Market Square
 St. Neots
 01480 406400

Mayfair Office
 Cashel House
 15 Thayer St, London
 0870 1127099

Huntingdon 01480 414800
www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1252707)
Housepix Ltd

Peter Lane & Partners
EST 1990

Integral Storm Canopy Over

Glazed hardwood panel door to

Entrance Hall

19' 2" x 3' 8" (5.84m x 1.12m)

Double panel radiator, LVT flooring, cloaks cupboard with hanging and storage, airing cupboard housing pressurised hot water system and shelving.

Bedroom 1

13' 6" x 12' 7" (4.11m x 3.84m)

Double glazed window to front aspect, double panel radiator, TV point, telephone point, extensive wardrobe range incorporating triple units with hanging and storage.

En Suite Shower Room

5' 7" x 5' 4" (1.70m x 1.63m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, suspended wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling, chrome heated towel rail, extractor, double glazed window to garden aspect, recessed lighting, ceramic tiled flooring

Bedroom 2

12' 2" x 10' 5" (3.71m x 3.17m)

A light double aspect room with double glazed windows to front and side aspects, double panel radiator.

Family Bathroom

6' 11" x 6' 5" (2.11m x 1.96m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, suspended wash hand basin with mixer tap, panel bath with hand mixer shower, chrome heated towel rail, recessed lighting, extractor, double glazed window to garden aspect, ceramic tiled flooring, extensive ceramic tiling.

Sitting Room

20' 8" x 16' 2" (6.30m x 4.93m)

Open Plan incorporating **Kitchen/Dining Area**. A light contemporary open plan double aspect room with double glazed window to front aspect and French doors to garden terrace to the rear, TV point, telephone point, double panel radiator, central dividing peninsular unit incorporating single drainer one and a half bowl stainless steel sink unit with mixer tap, integral electric double oven and gas hob with suspended extractor fitted above, under unit lighting, drawer units, pan drawers, integrated fridge freezer, automatic dishwasher, part ceramic tiled flooring, recessed lighting, **Utilities Cupboard** with plumbing for automatic washing machine, wall mounted gas fired central heating boiler serving hot water system and radiators, fixed display shelving.

Outside

There is designated parking for two vehicles and a pleasant, enclosed and private courtyard garden.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Leasehold 999 years from 2011

Maintenance Charge including reserve fund and buildings insurance £1690.83 per annum

Council Tax Band - B

