

21, BRAYE GARDENS

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

900

SQ FT

3.3%

YIELD

POA LOCAL MARKET, VALE

At Braye Gardens the emphasis is on living well with independence and peace of mind. Forming part of a brand new purpose built community of 55 units for residents 55 years and over, these well-located high-spec homes offer convenience and practicality with a sense of privacy and independence centred around beautiful, landscaped grounds. Each apartment benefits from being entirely lateral, with full lift access to all floors and generous, private outside spaces. There is dedicated parking for each home in addition to guest spaces for your family and friends to visit without compromise. At the heart of the community is a communal meeting space for all residents to share experiences and activities with like-minded residents. Braye Gardens offers a new lease on life.



LIVINGROOM

The Channel Island Estate Agent





Floorplan A Apartment 21 / Ground Floor / 900 sq.ft

GROUND FLOOR

Communal entrance hall
Entrance door to:
Private hall
Sitting room
Kitchen/dining room
Primary bedroom
En-suite shower room
Bedroom two
Bathroom
Paved private terrace
leading to the communal
garden

KEY FACTS

Fabulous, spacious, lateral homes
Dual aspect
For residents aged 55 years and over

HEATING

Electric underfloor heating

SERVICES

All mains services

SERVICE CHARGE

Based on 2020 costs the standard
service charge is estimated to be
£225.00

Additional administrative/maintenance
rent of £50pcm

Owners will pay a reduced service
charge amount of £150pcm until the
development is complete.

WARRANTY

6 months defects maintenance clause
for the Apartment and the
Development.

INCLUSIONS

To include all carpets and fitted
flooring, light fittings and appliances as
listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA

Apartment 21

Phase 1 / Ground Floor



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