

# 34, BRAYE GARDENS

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**517**

SQ FT

## £372,500 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 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. 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.



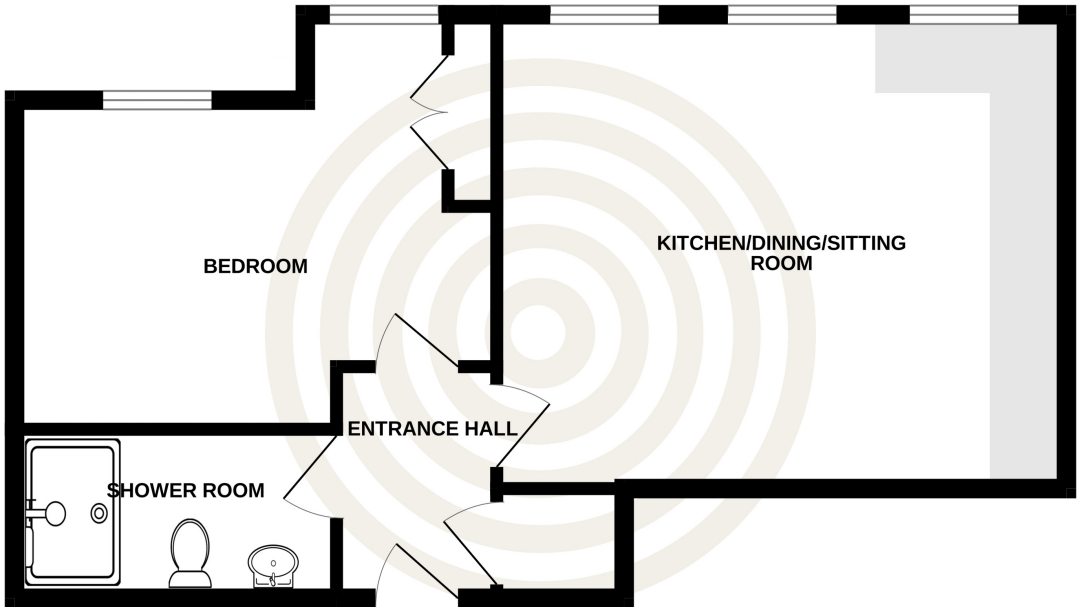
**LIVINGROOM**

The Channel Island Estate Agent





FIRST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Communal entrance hall

Stair access to:

FIRST FLOOR

Entrance door to:

Private hall	7'0 x 4'10
Kitchen/dining/sitting room	17'4 x 14'4
Primary bedroom	14'7 x 10'8
Shower room	9'9 x 5'1

KEY FACTS

Brand new community  
Fabulous, spacious, lateral homes  
For residents aged 55 years and over  
Parking for one vehicle  
Communal Garden

HEATING

Electric underfloor heating

SERVICES

All mains services

SERVICE CHARGE

£238.50 pm - To cover the Development maintenance and running costs - details available upon request

Additional administrative/management rent of £59.60 pm.

Total monthly charge £298.10

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.

**£372,500**



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