

# 9, BRAYE GARDENS

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**593**

SQ FT

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## £395,000 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 56 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. 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

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**BRAYE GARDENS / PHASE FOUR - ONE BEDROOM - 548 SQ.FT**

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## BRAYE GARDENS, A NEW LEASE ON LIFE FOR RESIDENTS AGED 55 YEARS AND OVER

## GROUND FLOOR

Communal entrance hall

Entrance door to:

Private hall

Kitchen/sitting/dining room

Bedroom

Shower room

## KEY FACTS

Brand new community

Fabulous, spacious, lateral homes

Triple aspect

For residents aged 55 years and over

## 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 £59.60pm.

Total monthly charge £298.10 pm

## WARRANTY

6 months defects maintenance clause

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, 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.

**£395,000**



## 5ARDENS

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DENS, A NEW LEASE ON LIFE FOR RESIDENTS AGED 55 YEARS AND OVER



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