

23, BRAYE GARDENS

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

910

SQ FT

3.4%

YIELD

£545,000 LOCAL MARKET, VALE

910 sq.ft ground floor garden apartment comprising hall, sitting/dining room, kitchen, bedroom one with en-suite shower room, bedroom two and bathroom. Private terrace and parking space. 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 C Apartments 23, 27 & 31 / Ground Floor / 910 sq.ft



GROUND FLOOR

Entrance hall
Sitting room
Kitchen/dining room
Primary bedroom
En-suite shower room
Bedroom two
Bathroom
Utility cupboard

KEY FACTS

Brand new community
Fabulous, spacious, lateral homes
Dual aspect
For residents aged 55 years and over
Parking for one vehicle and visitor spaces

HEATING

Electric underfloor heating

SERVICES

All mains services

SERVICE CHARGE

Based on 2020 costs the standard service charge is estimated to be £270 pcm.

Additional administrative/maintenance rent of £50 pcm.

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

APPLIANCES

Neff double oven
Neff extractor and hob
Hotpoint integrated fridge/freezer
Neff integrated dishwasher
Hotpoint washer/dryer

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.

£545,000



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