

13, BRAYE GARDENS

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

730

SQ FT

4.1%

YIELD

£450,000 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 generous, private outside spaces. There is dedicated parking for each home in addition to guest spaces for your family and friends to visit. At the heart of the development is a communal meeting space for residents to share experiences and activities with like-minded individuals as they wish. Braye Gardens truly offers a new lease on life.



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living well with independence and peace of mind. Forming part of a brand new purpose built community offer convenience and practicality with a sense of privacy and independence centred around beautiful gardens with full lift access to all floors. There is dedicated parking for each home in addition to guest spaces: the community is a communal meeting space for all residents to share experiences and activities with

EASE ON LIFE FOR RESIDENTS AGED 55 YEARS AND OVER

GROUND FLOOR

Hall	14'2 x 3'4
Sitting room/Dining room	12'2 x 15'6
Kitchen	7'5 x 10'8
Primary bedroom	10'9 x 14'3
En-suite	5'5 x 6'6
Bedroom two	7'3 x 10'4
Bathroom	5'5 x 9'8

KEY FACTS

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

HEATING

Electric underfloor heating

SERVICES

All mains services

SERVICE CHARGE

£265 pm - To cover the Developments maintenance and running costs - details available upon request

Additional administrative/maintenance rent of £59.60pm

Total monthly charge £324.60 pm

WARRANTY

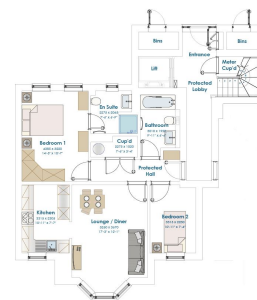
6 months defects maintenance clause for the Apartment and the Development.

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.

£450,000



FLOOR APARTMENTS 1, 13 & 17
ARDENS / PHASE FOUR - TWO BEDROOMS - 730 SQ.FT

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



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