

# Together Homes



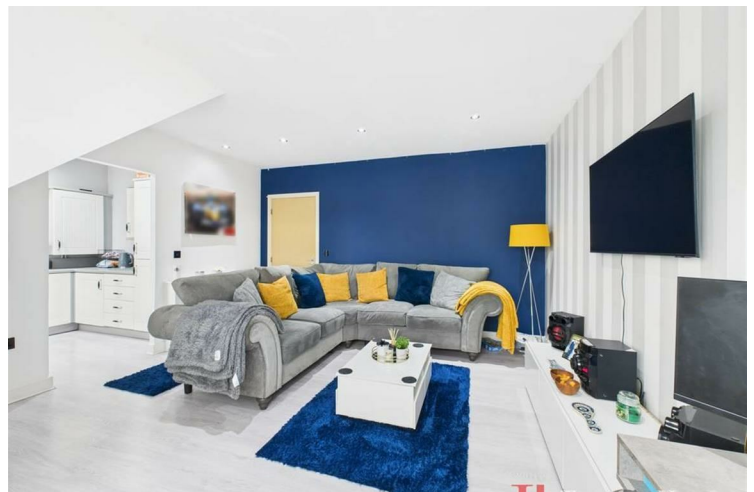
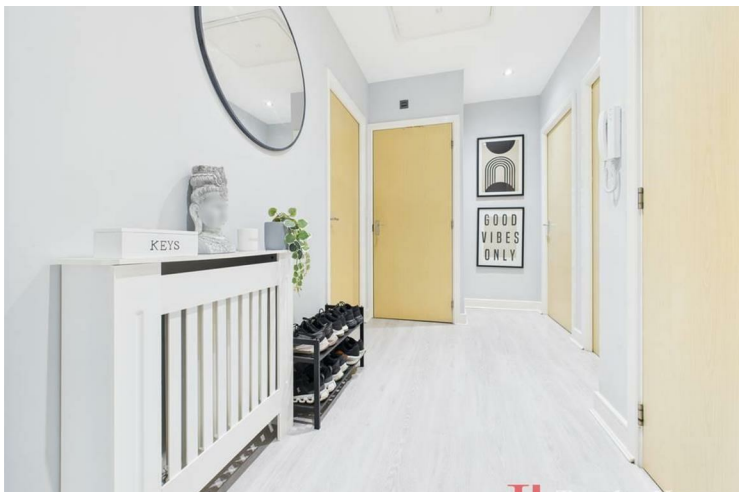
## BRANDON CLOSE GRAYS

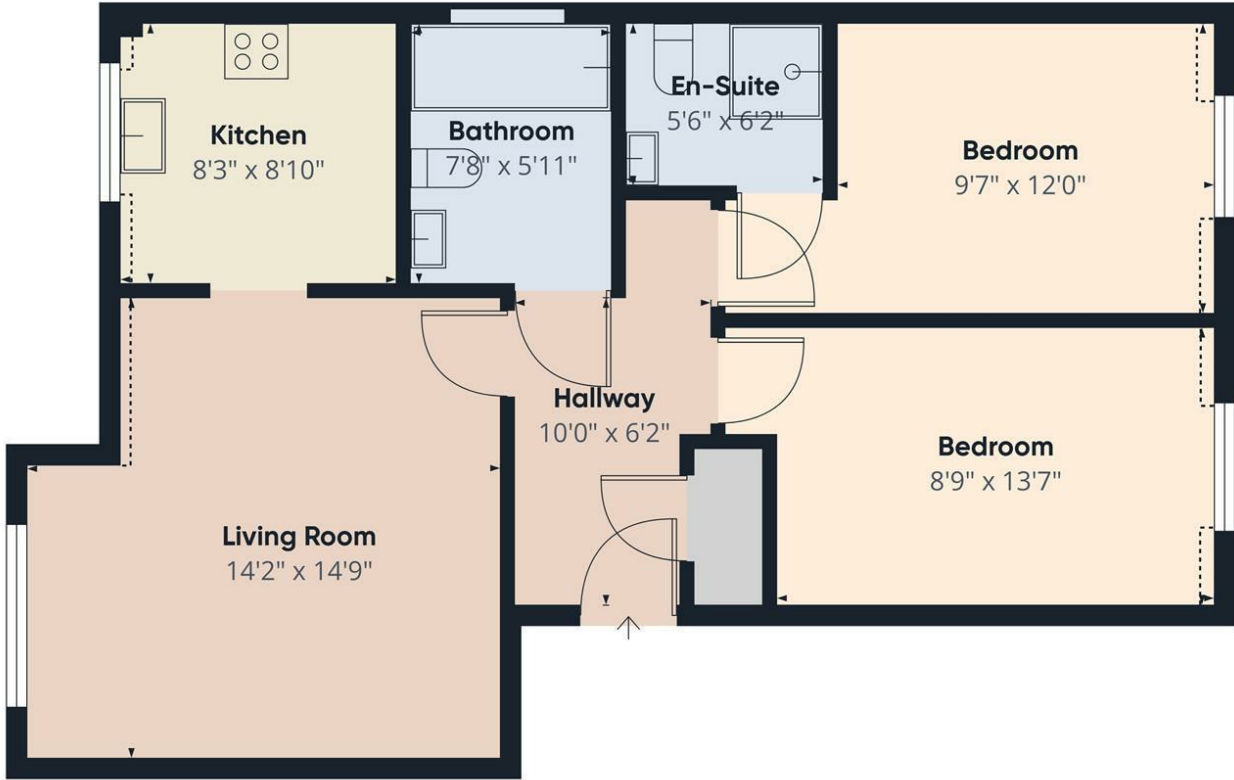
£270,000  
Asking price

This beautifully presented two double bedroom apartment offers stylish and contemporary living, finished to an exceptional show home standard. Positioned on the fourth floor of a well maintained and welcoming building, the property combines modern comfort with practical living in a sought-after location.

The spacious lounge is ideal for both relaxing and entertaining, and it flows effortlessly into a fully fitted modern kitchen. The inviting entrance hallway enhances the feeling of space and sets a warm tone upon arrival. The master bedroom benefits from a sleek en-suite shower room, while the second double bedroom is served by a stylish and well-appointed family bathroom. The property also benefits from gas central heating, ensuring comfort and efficiency year-round.

A standout feature of this property is the exceptional storage, with generous loft space rarely found in apartment living. Additional conveniences include an allocated parking space along with ample visitor parking, perfect for hosting friends and family. There are also two secure bike storage sheds located at either end of the property, adding to the practicality.





Approximate total area<sup>(1)</sup>  
679 ft<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 78                      | 78        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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