



**£ 86000**

**2 Bed Flat, Hills Way, Bramley, Tadley**

Barons Estate Agents are pleased to offer this 40% Shared Equity ground floor flat. The accommodation comprises of a secure communal entrance hall, entrance hall, leading to the open plan kitchen/lounge, bathroom and 2 bedrooms. The property enjoys gas radiator central heating, allocated parking along with visitor parking. viewing recommended by the owners agent.

## Location

Bramley is village to the north of Basingstoke and benefits from a railway station to Reading and London Paddington, convenience store, bakery, infant school, doctors surgery and a public house. There are many country walks, historic sites to visit along golf courses and numerous pubs.

## Tenure

Leasehold

99 years from 2009

Service Charge £85.59pm

inc. Building insurance.

Monthly Rent £212.77pm

## Council Tax

Band C

## Extras Service

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

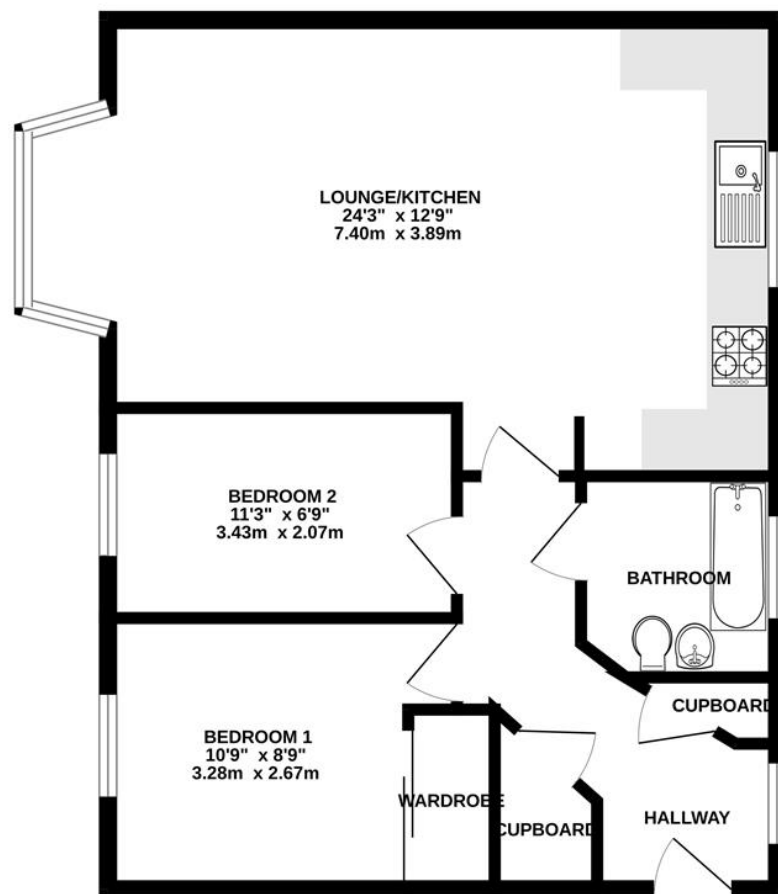
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- |                        |                          |                              |
|------------------------|--------------------------|------------------------------|
| 🏠 Security Entry Phone | 🏠 Communal Entrance Hall | 🏠 Entrance Hall              |
| 🏠 2 Bedrooms           | 🏠 Bathroom               | 🏠 Open Plan Lounge / Kitchen |
| 🏠 Gas Radiator Heating | 🏠 Allocated Parking      | 🏠 Visitor Parking            |





GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

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