



**BROOKLYN COURT, MAIN ROAD, OTTERBOURNE, HAMPSHIRE, SO21  
LEASEHOLD**

## **Superb Apartment in Lovely Village Setting**

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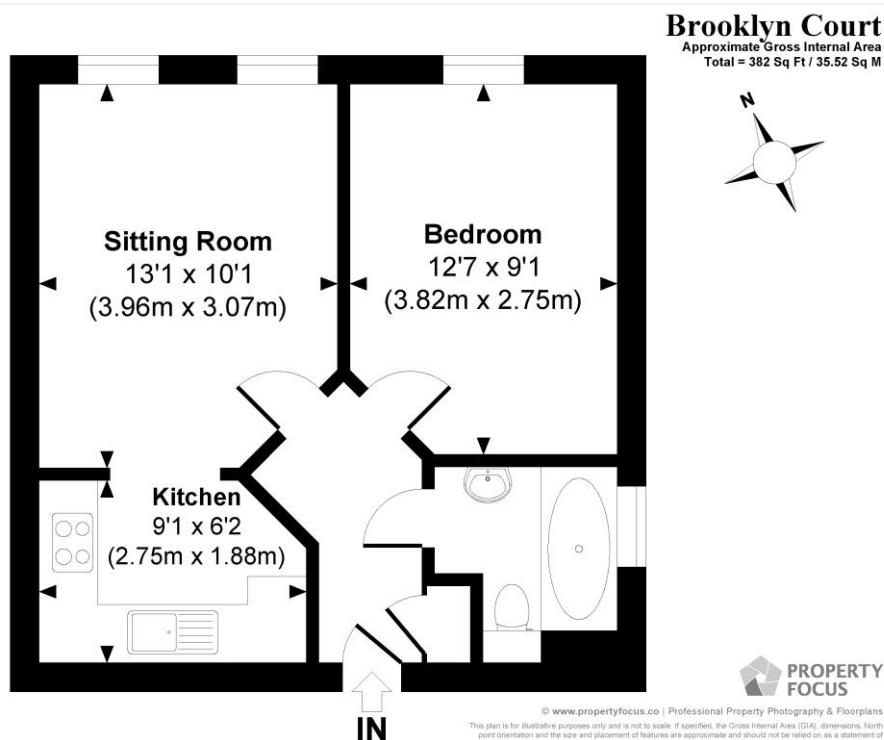
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## DESCRIPTION:

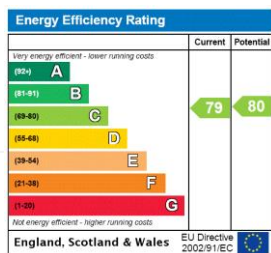
This modern, well-presented apartment is situated in an exclusive gated development constructed by Pride Homes in 2004. Conveniently located in the heart of the sought after village of Otterbourne, highly regarded because of its proximity to the city and station, and because it has such an active community.

The property offers well-planned accommodation with nicely proportioned rooms. A lift provides access to the first floor where the communal entrance hall leads to the apartment. The hallway within provides access to all the accommodation. The sitting room is an excellent size with two windows to the front and the generous bedroom lies alongside. The kitchen is well-appointed with an integrated oven and hob along with a freestanding fridge/freezer and washing machine.

Access to Brooklyn Court is via an electric gated entrance and the apartment has an allocated parking space, with further visitor parking available. There is a secure outside bicycle/storage area, and beautiful communal gardens which are mainly laid to lawn with many mature trees and a stream.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** Expires 2129

**Service Charge:** £2520 per annum

**Ground Rent:** £150 per annum

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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