

# Gardeners Cottage



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## Two bedroom cottage

This charming two bedroom detached cottage is perfectly located to enjoy views over the beautiful grounds of the Garden Walk,.

The main bedroom has a walk-through dressing room and an en suite shower room. There is a modern kitchen with integrated appliances, living and dining rooms, a downstairs shower room and a spacious basement.

### Property specifications

- Unique period detached cottage
- Private outdoors terrace area
- Master bedroom with a walk-through dressing room
- Guest bathroom and a downstairs shower room
- Spacious basement
- Off road parking

**OIEO £575,000** (other fees apply)

Monthly management fee £786.61

Annual ground rent £250

Bistro credit: £63.41

Council Tax Band: G

Viewing by appointment with the sales office.

**01622 737 279**

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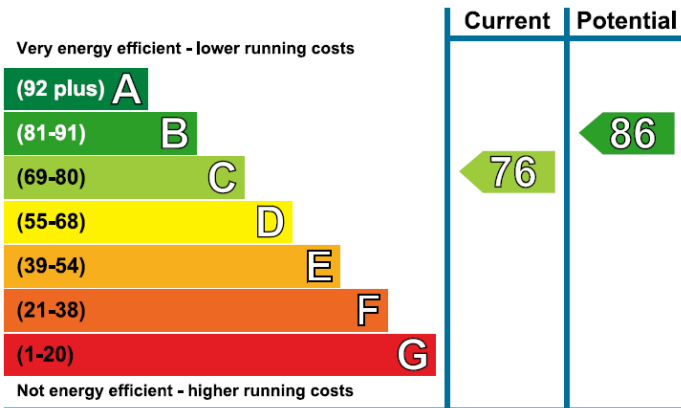
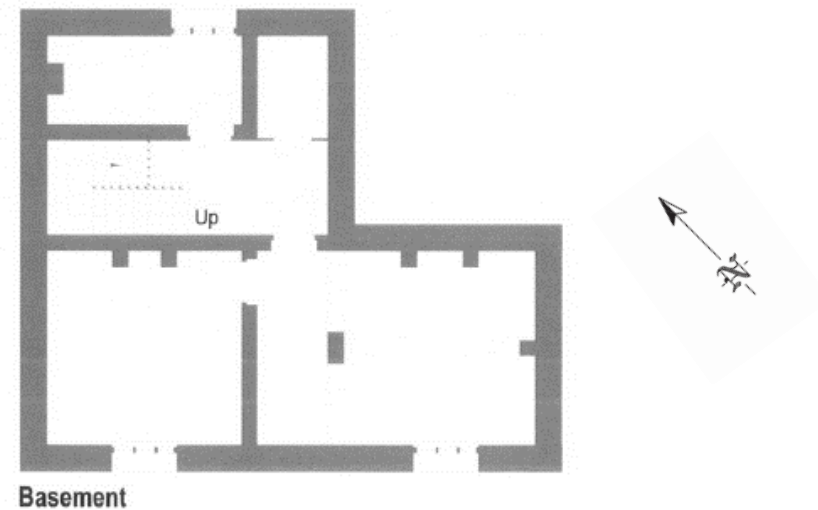
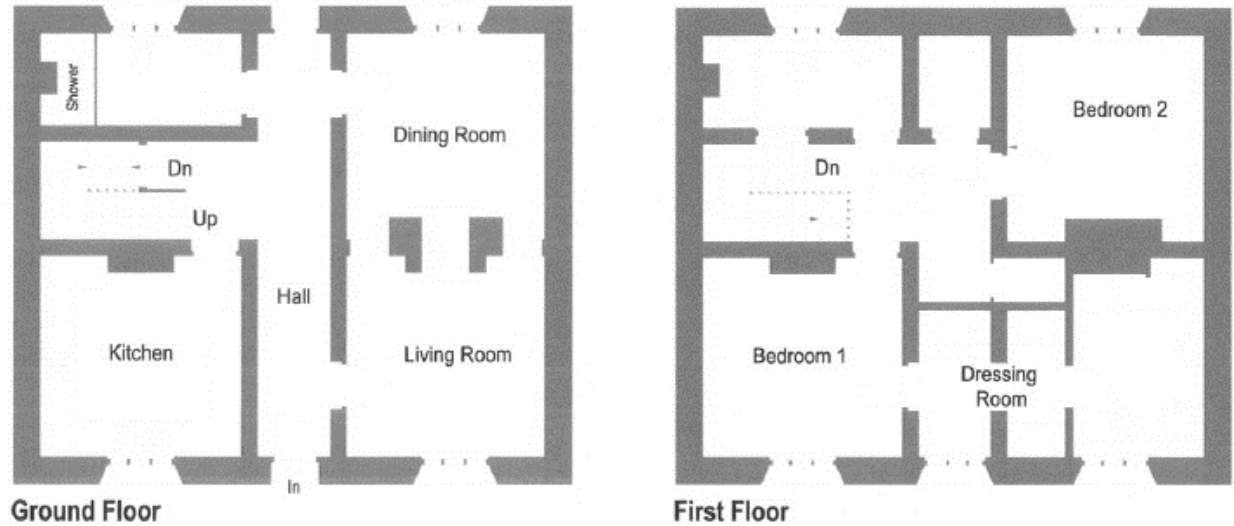


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## Internal Measurements

|             | Metric (m)  | Imperial (ft) |
|-------------|-------------|---------------|
| Kitchen     | 3.60 x 3.60 | 11'8" x 11'8" |
| Living room | 3.55 x 3.55 | 11'6" x 11'6" |
| Dining room | 3.55 x 3.70 | 11'6" x 12'1" |
| Bedroom 1   | 3.60 x 3.60 | 11'8" x 11'8" |
| Bedroom 2   | 3.60 x 3.70 | 11'8" x 12'1" |
| Kitchen     | 3.60 x 3.60 | 11'8" x 11'8" |

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. January 2022.

