



The Alder - House 125

Amber Waterside, The Lakes, Cranleigh. Price £625,000





The Alder - House 125, Amber Waterside, The Lakes

Cranleigh

- Just launched - The Lakes at Amber Waterside
- Modern open plan layout
- 1096 sqft 3 bed 3 bathroom home
- Quality kitchens with style and colour options
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitary ware
- Fitted wardrobes in main bedroom
- Energy efficient home with Solar PV
- Carport, driveway parking and App controlled EV charging point
- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: A
- EPC Environmental Impact Rating: B
- Estate Management charge: £300 pa



Please note that some images used are CGIs and some are photos of another Nicholas King Homes show house and intended for indicative purpose only.



FIRST FLOOR



THE ALDER
1096 sq ft

HOUSES 125 & 129
(HOUSES 124 & 128
ARE A MIRROR IMAGE)

LIVING/DINING	5020 x 4450mm	16'5" x 14'7"
KITCHEN	4000 x 3720mm	13'1" x 12'2"
BEDROOM 1	3590 x 5360mm	11'9" x 17'7"
BEDROOM 2	4510 x 2650mm	14'9" x 8'8"
BEDROOM 3	3540 x 2650mm	11'7" x 8'8"

KEY:
W - Wardrobe
ST - Store
B - Boiler
U - Utility



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