



ESTATE AGENTS • VALUER • AUCTIONEERS



Plot 134 The Springfield (Phase 2) Richmond

- Brand New Detached House
- The Springfield
- Four Reception Rooms
- Breakfast Kitchen
- Utility Room & Cloaks/WC
- Three 1st Floor En Suite Bedrooms
- Two 2nd Floor Bedrooms
- 2nd Floor Bathroom/WC
- Double Garage & Parking
- Gas Ch & Double Glazing

£639,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Plot 134 The Springfield (Phase 2) Richmond Point

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKS/WC

2.01m x 1.19m (6'7 x 3'11)

LOUNGE

5.41m x 4.52m (17'9 x 14'10)

DINING ROOM

4.52m x 3.68m plus bay (14'10 x 12'1 plus bay)

STUDY

3.12m x 2.64m (10'3 x 8'8)

BREAKFAST KITCHEN

5.94m x 3.94m max (19'6 x 12'11 max)

CONSERVATORY

4.19m x 2.90m (13'9 x 9'6)

UTILITY

2.82m x 1.88m (9'3 x 6'2)

FIRST FLOOR

LANDING

BEDROOM ONE

5.28m x 4.52m plus bay (17'4 x 14'10 plus bay)

DRESSING ROOM

3.76m x 2.29m (12'4 x 7'6)

EN SUITE BATHROOM/WC

3.76m x 2.13m (12'4 x 7')

BEDROOM TWO

5.38m x 3.94m (17'8 x 12'11)

EN SUITE SHOWER ROOM/WC

2.01m x 1.88m (6'7 x 6'2)

BEDROOM THREE

3.94m x 3.66m (12'11 x 12'0)

EN SUITE SHOWER ROOM/WC

2.01m x 1.88m (6'7 x 6'2)

SECOND FLOOR

BEDROOM FOUR

5.59m x 4.50m (18'4 x 14'9)

BEDROOM FIVE

5.59m x 3.94m (18'4 x 12'11)

BATHROOM/WC

2.69m x 1.98m (8'10 x 6'6)

DOUBLE GARAGE

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

LOCATION

Richmond Point is much more than a housing development. It is the culmination of many years of planning and preparation and represents Kensington Developments continuing ambition to be the best.

Kensington have gone to great lengths to design a comprehensive range of 3,4 & 5 bedroom homes of genuine character and high quality which will be located within a uniquely attractive setting.

Please call into the marketing suite to take a look at the ambitious plans for this incredible development.
(Photographs for Illustration Purposes Only)

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band to be confirmed by Kensington Developments.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet:
www.johnardern.com, rightmove.com, onthemarket.com, lythamstannespropertynews.com Email Address:
zoe@johnardern.com

VIEWING THE PROPERTY

Please contact the Kensington Sales and Marketing Suite on 01253 794794 or our office on 01253 795555. The Marketing Suite on Progress Way is open every day 11am-5.30pm.



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THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Professional Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract.



GROUND FLOOR

	Metric	Imperial
Lounge	5400 x 4525	17'9" x 14'10"
Dining	4525 x 3675 + bay	14'10" x 14'1" + bay
Kitchen/Breakfast	5950 x 3950 max	19'6" x 12'11" max
Study	3125 x 2650	10'3" x 8'8"
Utility	2823 x 1875	9'3" x 6'2"
WC	2015 x 1200	6'7" x 3'11"
Conservatory	4200 x 2900	13'9" x 9'6"

All dimensions are approximate

Please note these particulars are for illustrative purposes only. We reserve the right to change individual features such as windows, garage, elevation treatments and measurements from time to time. These illustrations and layouts are for guidance only and cannot be relied upon as accurate descriptions or form any part of a legal agreement. All images are representative and for illustrative purposes only.



FIRST FLOOR

	Metric	Imperial
Bedroom 1	5300 x 4525 + bay	17'8" x 14'10" + bay
Dressing	3775 x 2025	12'6" x 7'6"
En-suite	3775 x 2025	12'6" x 7'0"
Bedroom 2	5387 x 3950	17'8" x 12'11"
En-suite 2	2000 x 1875	6'7" x 6'2"
Bedroom 3	3950 x 3488	12'11" x 12'0"
En-suite 3	2000 x 1875	6'7" x 6'2"

All dimensions are approximate

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SECOND FLOOR

	Metric	Imperial
Bedroom 4	5600 x 4552	18'4" x 14'9"
Bedroom 5	5600 x 3950	18'4" x 12'11"
Bathroom	2703 x 1976	8'10" x 6'6"

All dimensions are approximate

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The Springfield (Phase 2) Richmond Point Queensway,



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www.johnardern.com

Principal: John M.Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

