





HOUSE & SON

We are delighted to offer for sale this brand new, bright and spacious first and second floor maisonette. The property benefits from brand new fitted kitchen, shower room and en-suite shower room to second bedroom. The property has been built to a high specification throughout, featuring double glazed sash windows, sky lights, integrated appliances, HIVE smart home control, category 6 network cabling and bespoke detailing throughout. The property further benefits from new 999-year underlying lease with a share of freehold to follow. (See agents note) An internal viewing comes highly recommended.

ENTRANCE

Solid wood front door with stainless steel door furniture.

ENTRANCE HALL

Intercom handset, radiator, understair storage cupboard and recessed LED downlights.



CLOAKROOM

Contemporary white suite comprising low level WC, wash hand basin, with chrome mixer tap over, storage under, chrome towel rail, laminate flooring with upstands, smooth walls, smooth ceiling with extractor fan and recessed LED downlights

LIVING/DINING

16' 10" x 9' 5" (5.13m x 2.87m)

Double glazed UPVC sash windows to bay, further UPVC double glazed sash windows to south and west. Multiple radiators. TV, satellite and ethernet points. Multiple plug sockets. Pendulum lights. Smooth walls and ceiling.

KITCHEN

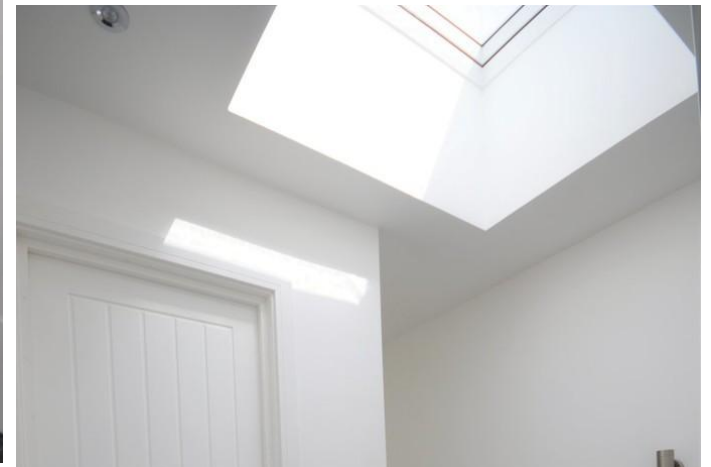
10' 3" x 13' 8" (3.12m x 4.17m)

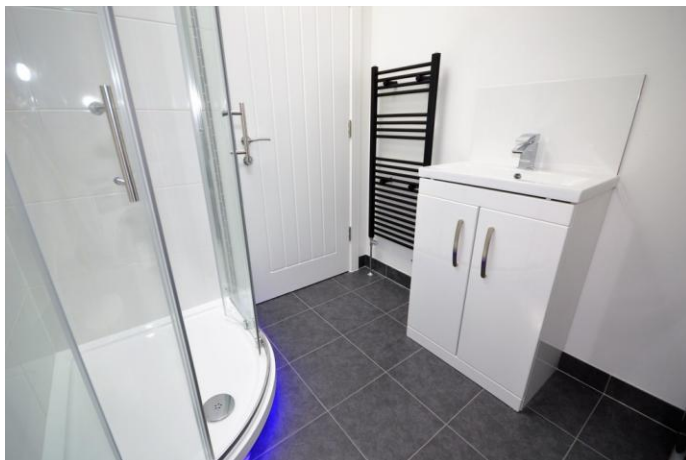
This spacious kitchen is finished in high gloss white, with a breakfast bar separating the kitchen from the living/dining area. Complete with with a range of base and wall mounted units, with grey roll top work surfaces over. Inset stainless steel 1 1/2 bowl, single drainer, sink unit with chrome mixer tap over, integrated dishwasher, integrated electric fan oven, gas hob, chimney filter hood, all finished in chrome. Space for fridge/freezer. Glass upstands and splash back. Space for free standing fridge/freezer. Radiator.

STAIRS TO SECOND FLOOR

LED chrome uplighters. Hand crafted oak balustrade, enclosing glass paneling. Natural light afforded via skylight. Smooth walls and ceiling.







MASTER BEDROOM

15' 2" x 10' 6" (4.62m x 3.2m)

An impressive master bedroom with cathedral style double glazed window to front, window seat below with concealed storage. Further Velux styled window to side affording a good degree of natural light. Hand made recess storage cabinets into eaves space. LED downlighters, ceiling light, radiator, HIVE control panel. TV aerial, satellite and Ethernet port points. Restricted head high in places.



BEDROOM TWO

11' 5" x 5' 9" (3.48m x 1.75m)

Velux style window to side, smooth walls and ceiling, multiple power points, radiator, media point, ceiling light. Restricted head height in places.



ENSUITE

3' 11" x 4' 9" (1.19m x 1.45m)

Quadrant shower cubicle with chrome shower head, low level WC, vanity unit, wash hand basin, part tiled walls, tiled flooring, extractor fan, smooth ceiling with recessed LED downlighters.

SHOWER ROOM

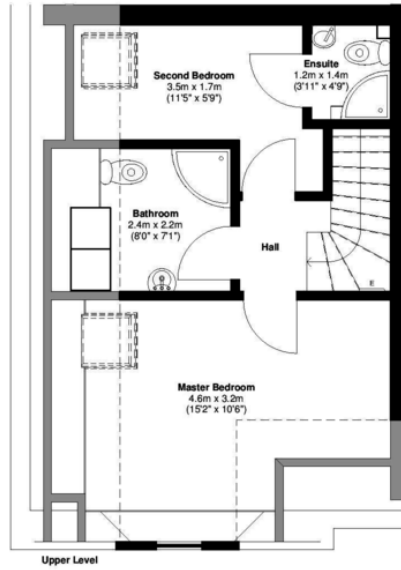
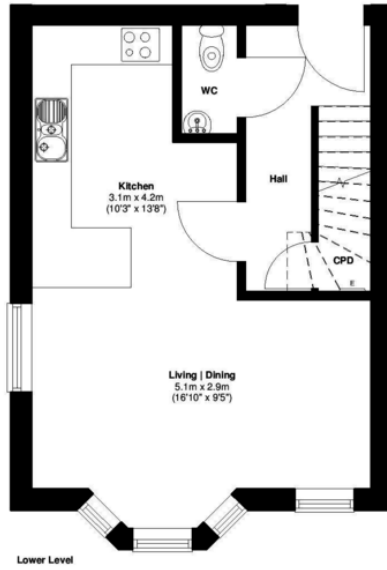
8' 0" x 7' 1" (2.44m x 2.16m)

Skylight affording natural light. Quadrant shower cubicle with chrome shower head, low level WC, vanity unit, wash hand basin, part tiled walls, tiled flooring, extractor fan, smooth ceiling with recessed LED downlighters. Space for washing machine and condenser dryer. Brand new washing machine and condenser dryer included.

AGENTS NOTE

Agents note: Two years after completion of the 7 apartments, the developer will pass the freehold & management company to the 7 apartment owners.

A brand new development with a high specification throughout. 6 x 2-bedroom apartments and 1 x 2-bedroom apartment with study. All properties come with a 10-year build warranty and part share of freehold. Apartment No's 1 - 4 - 6 and 7 already reserved.



Flats

CPD	2.2 m ²
Hall	5.1 m ²
Kitchen Living	27.0 m ²
WC	1.4 m ²
Bathroom	5.9 m ²
Ensuite	1.7 m ²
Hall	4.1 m ²
Master Bedroom	13.4 m ²
Single Bedroom	7.1 m ²

