

## 7 Garden Walk





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### Two bedroom cottage

A two bedroom cottage with a generous sized patio area in our private and serene walled garden. The ground floor includes a living room, a spacious kitchen\dining room with patio doors leading to a large patio area as well as a downstairs WC. The first floor encompasses a large main bedroom with en suite bathroom, a separate shower room along with a second double bedroom.

#### Property specifications

- Main bedroom with en suite and built-in wardrobes
- Spacious kitchen/dining room
- South facing aspect to front
- Generously sized patio area
- Permitted parking space
- Fully integrated kitchen with a single oven and microwave grill combined, hob, washing machine and dishwasher

**Guide Price £575,000** (other fees apply)

Monthly management fee £955.29

Annual ground rent £250

Bistro credit: £78

A deferred management charge applies to this property, please ask the sales team for more information.

Council Tax Band: F

Viewing by appointment with the sales office.

**01622 737 279**

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# 14 Alexander Court

Internal Measurements	Metric (m)	Imperial (ft)
Living Room	5.52 x 3.48	18'2" x 11'5"
Kitchen/Dining Room	6.64 x 3.93	21'9" x 12'11"
Main Bedroom	5.52 x 3.70	18'2" x 12'2"
Bedroom Two	4.44 x 3.45	14'7" x 11'4"

Total Sq.Ft 1259

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. **October 2023**





