

# 16 Conyers View





## Two bedroom first floor apartment

This spacious two bedroom, first floor apartment has been redecorated throughout and enjoys stunning woodland views which can be enjoyed from the apartment's private balcony. The property boasts a fully fitted SieMatic kitchen with integrated appliances along with a generously sized main bedroom with an en suite shower room.

### Property specifications

- Large living room with direct access to South facing private terrace
- Main bedroom with fitted wardrobes and en suite walk-in shower
- Separate bathroom
- Fully fitted SieMatic kitchen with integrated appliances including washing machine/dryer, dishwasher, fridge/freezer, oven, microwave
- Large hallway
- Redecorated throughout ready to move straight in

**£340,000 (other fees apply)**

Monthly management fee £983.63

Annual ground rent £500

Bistro credit £83.62

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

Council Tax band: E

Viewing by appointment with the sales office.

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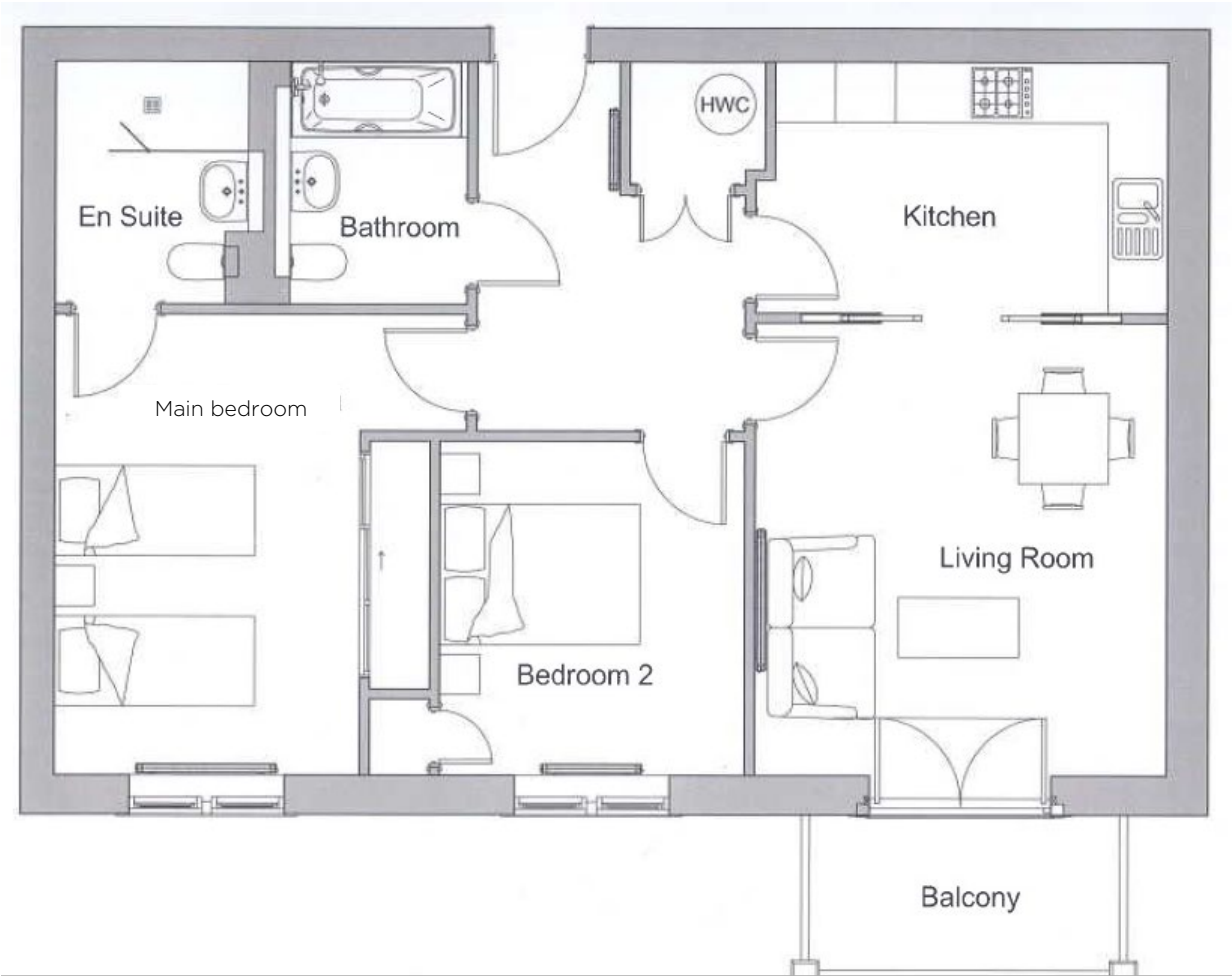




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Internal Measurements	Metric (m)	Imperial (ft)
Living room	4.50 x 4.11	14'10" x 13'6"
Kitchen	3.92 x 2.49	12'10" x 8'2"
Main Bedroom	4.58 x 3.05	15'1" x 10'0"
Bedroom two	3.32 x 3.04	10'11" x 10'0"
Total sq. ft.: 846		

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	85   B
69-80	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. July 2023.



