

# 12 Robinson Court





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## Two-bedroom first floor apartment

Located on the first floor, this spacious apartment has the benefit of two balconies one off the main bedroom and the other off the lounge. The modern Siematic kitchen is fully fitted with integrated Siematic appliances including oven, hob, fridge/freezer, washer/dryer and dishwasher. The main bedroom has built in wardrobes and an en suite shower room. There is a second double bedroom and a part tiled 3-piece guest bathroom suite.

### Property specifications

- Lounge with access to the balcony
- Separate guest bathroom
- Electric underfloor heating
- Stylish kitchen with integrated appliances
- Large Main bedroom with fitted wardrobes and en suite shower room
- Spacious hallway with storage cupboard.
- Centrally located for the village.
- Allocated parking space

**£375,000 With a £5000 allowance on completion for re- decoration and new carpets.** (A deferred management charge applies to this property, please ask the sales team for more information)

Monthly management fee £908.63

Annual ground rent £250

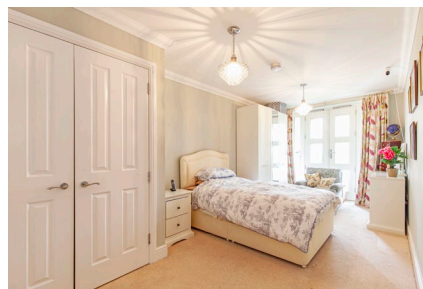
Bistro Credit £82.42

Council Tax Band: D

Viewing by appointment with the sales office.

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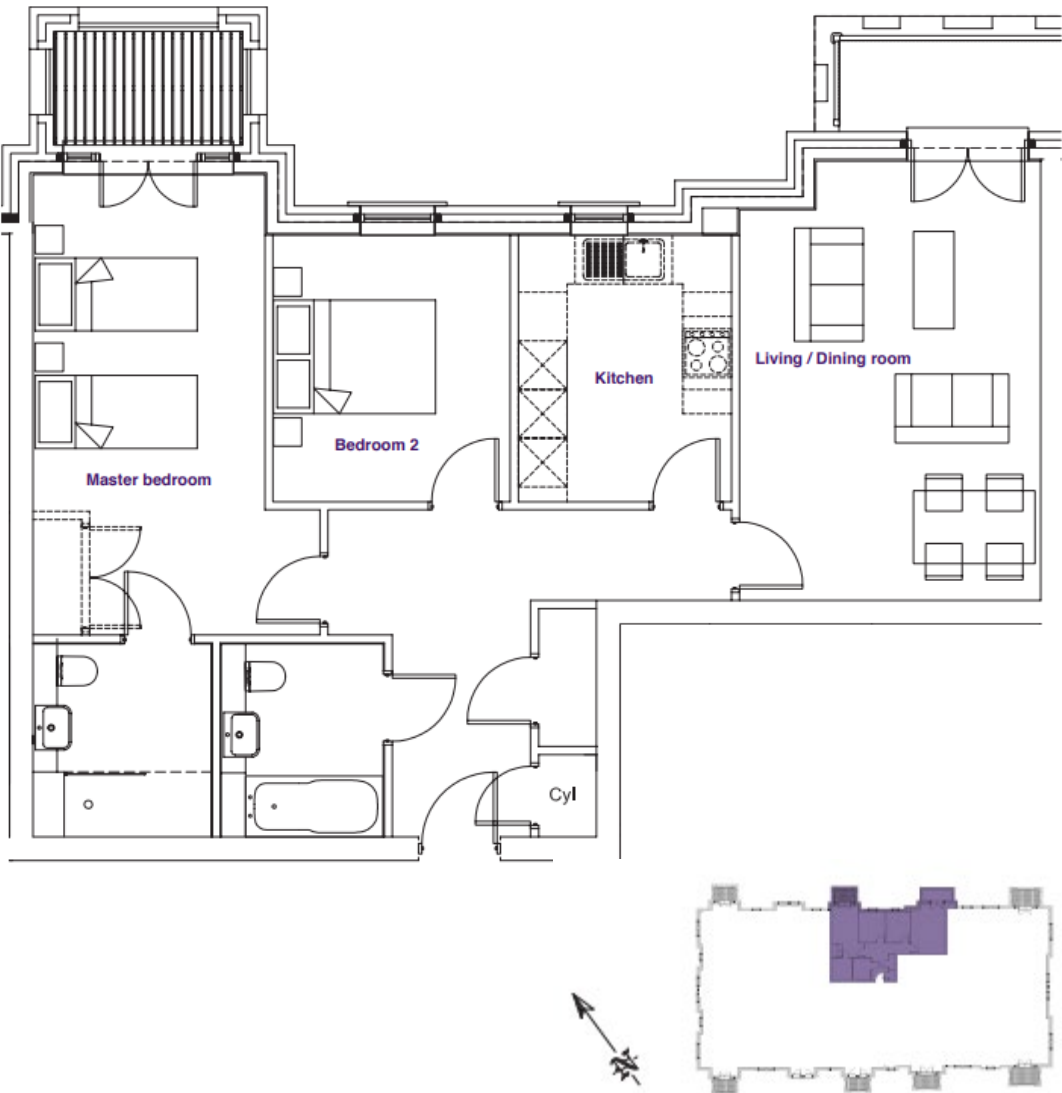
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	3.70 x 5.50	12'1" x 18'10"
Kitchen	2.70 x 3.30	8'10" x 10'9"
Main Bedroom	2.90 x 5.70	9'6" x 18'8"
Bedroom 2	2.95 x 3.25	9'8" x 10'7"

Total Sq. Ft: 871

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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



