

# 16 Pollard Way





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## One bedroom apartment

Located on the second floor, this one bedroom dual aspect apartment benefits from a large living/dining room with French doors leading out onto a private balcony with beautiful hillside views. There is a modern kitchen with integrated appliances and fitted wardrobes in the double bedroom.

### Property specifications

- Spacious living/dining room with access onto private balcony
- Beautiful views of the Darley Dale hillside
- Double bedroom with fitted wardrobes
- Modern SieMatic kitchen with integrated Neff fridge/freezer, dishwasher, oven and microwave combination oven
- Includes Integrated Bosh washer dryer
- Walk-in shower in the bathroom with Villeroy & Boch sanitaryware
- Lift access
- Allocated parking

**Guide Price £285,000** (other fees apply)

Monthly management fee £905.09

Annual ground rent £500

Bistro Credit £82.42

Council Tax Band: C

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

Viewing by appointment with the sales office.

**01629 733 337**

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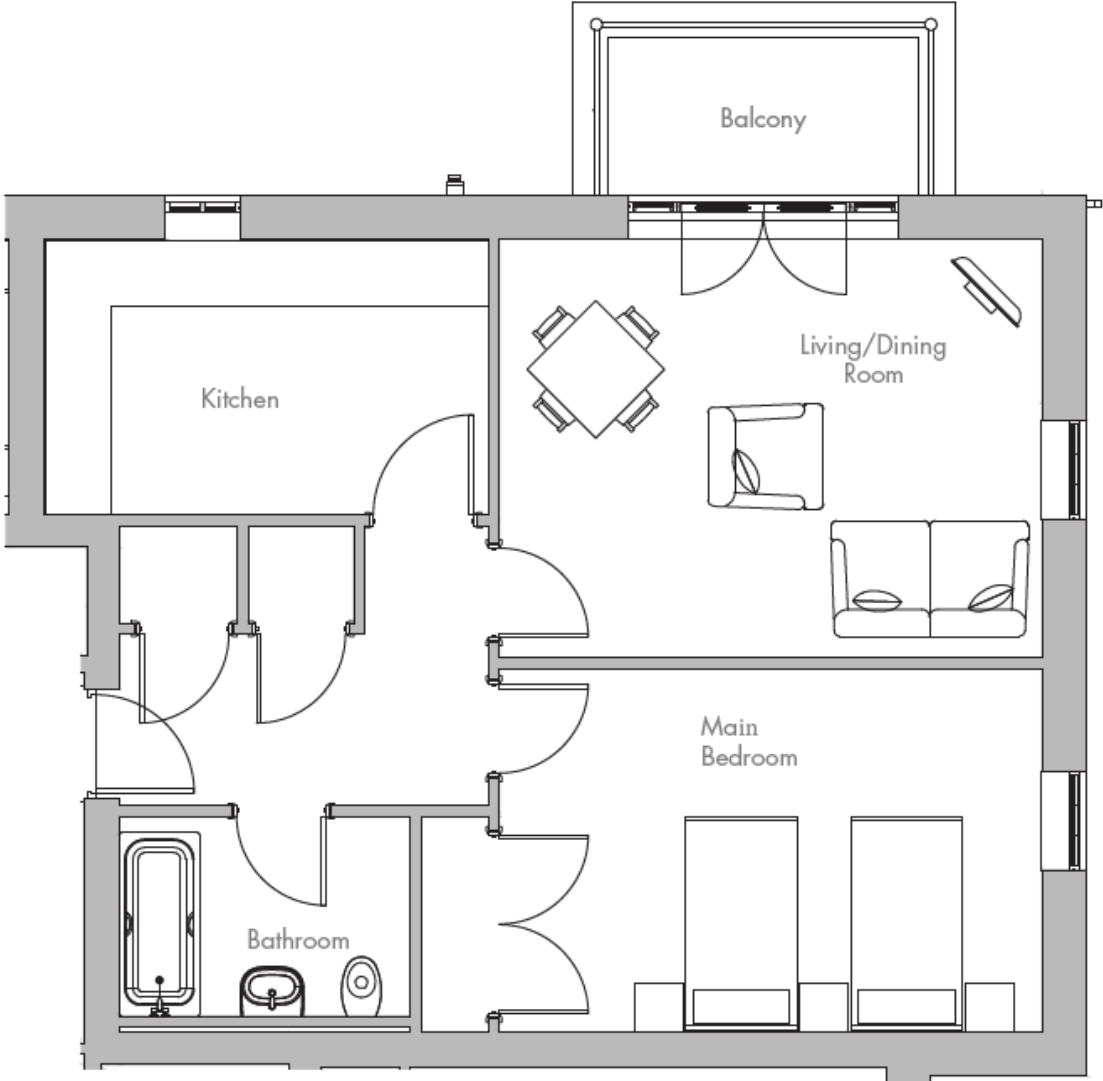
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.03 x 3.88	16'6" x 12'9"
Kitchen	4.12 x 2.56	13'6" x 8'5"
Main Bedroom	5.03 x 3.37	16'6" x 11'1"
Balcony (approx.)	2.89 x 1.46	9'6" x 4'9"

Total Sq.Ft 703

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		
69-80	C	80   c	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.  
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