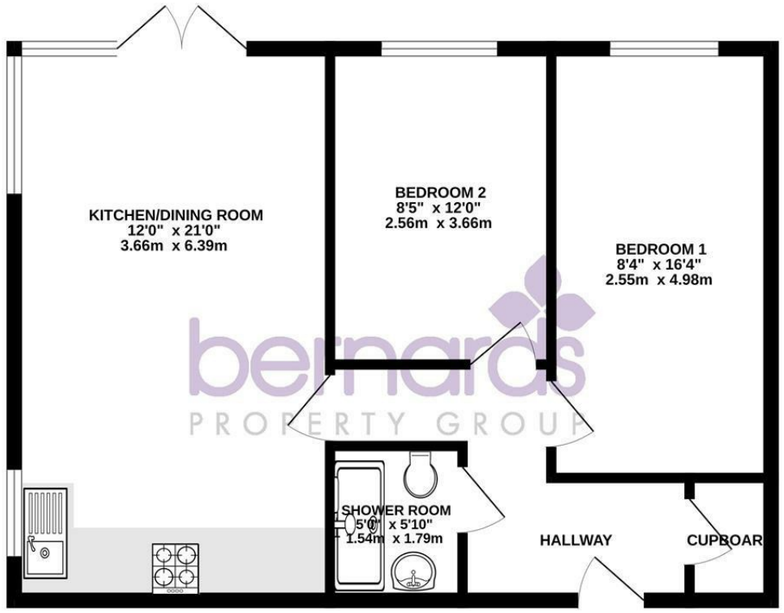
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- GROUND FLOOR APARTMENT WITH PRIVATE GARDEN
- TWO GENEROUS DOUBLE BEDROOMS
- STUNNING OPEN PLAN LIVING SPACE
- FLOOR-TO-CEILING WINDOWS WITH GARDEN ACCESS
- NO ONWARD CHAIN !
- SECURE VIDEO ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- MODERN, ENERGY-EFFICIENT DEVELOPMENT CONSTRUCTED IN 2018
- STYLISH DECORATED WITH SOME LOVELY UPGRADES
- A STANDOUT APARTMENT THAT OFFERS THE SPACE, FEEL AND OUTDOOR LIVING OF A SMALL HOUSE

STUNNING GROUND FLOOR APARTMENT WITH PRIVATE LANDSCAPED GARDEN – TWO DOUBLE BEDROOMS – MODERN OPEN PLAN LIVING

Bernards are delighted to welcome to the market this exceptional two bedroom ground floor apartment, forming part of this contemporary development built in 2018.

Beautifully presented throughout and offering one of the most sought-after features rarely found with apartment living, this superb home benefits from its own private rear garden, meticulously improved and maintained to create a wonderful outdoor entertaining and relaxation space.

Upon entering the property, you are greeted by a spacious entrance hallway which provides access to all principal rooms, along with a useful built-in storage cupboard. Both bedrooms are genuine doubles, offering excellent flexibility for homeowners, professional couples, downsizers or those requiring work-from-home space.
The stylish shower room has been thoughtfully upgraded, featuring contemporary tiling and modern fittings that create a sleek and luxurious feel.

The heart of the home is undoubtedly the impressive open plan living area. Flooded with natural light from the striking floor-to-ceiling windows, this superb space effortlessly combines lounge, dining and kitchen areas, creating the perfect environment for both everyday living and entertaining. French doors provide direct access to the private garden, seamlessly blending indoor and outdoor living.

Further benefits include a secure video entry system, allocated parking space, communal bike store and a well-maintained development throughout.

With modern apartments offering private gardens becoming increasingly difficult to find, we strongly recommend an early viewing to appreciate everything this fantastic home has to offer.

Useful Additional Information:

Leasehold
117 Years Remaining
Council Tax: Band B
Allocated Parking: One Allocated Space
Service Charge: Circa £2200 Per Annum
Ground Rent: £175 Per Annum

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN/DINER/LIVING ROOM
21'0" x 12'0" (6.40m x 3.66m)

BEDROOM ONE
16'4 x 8'4 (4.98m x 2.54m)

BEDROOM TWO
12'0" x 8'5" (3.66m x 2.57m)

COUNCIL TAX BAND B

TENURE
Leasehold
Years Remaining on Lease: 117
Service Charge - Eddisons: £2200 Per Annum
Ground Rent - £175 Per Annum

ANTI-MONEY LAUNDERING

BERNARDS MORTGAGE & PROTECTION
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

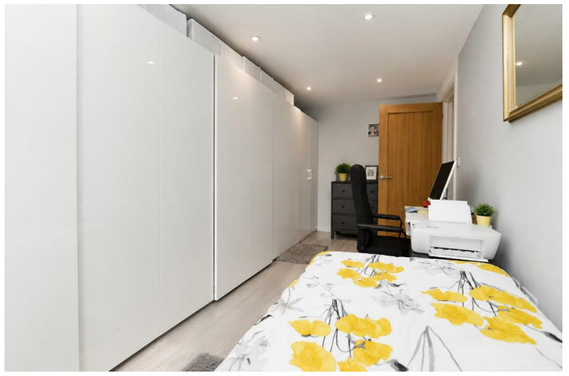
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

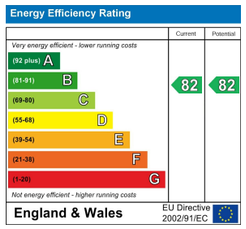
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.





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