



Steven Oates are pleased to offer for rent this three bedroom penthouse apartment in the sought after luxury development built by Cala Homes. Located within a few minutes' walk to the station and overlooking the River Stort, this executive apartment is nicely positioned in the middle of this quiet cul-de-sac and benefits from a south facing communal garden and secure parking as well as further visitor parking. The property has a large living area, two double bedrooms, one large single bedroom, ensuite, two sun terraces, two bathrooms and a modern fitted kitchen. Available now. Unfurnished.



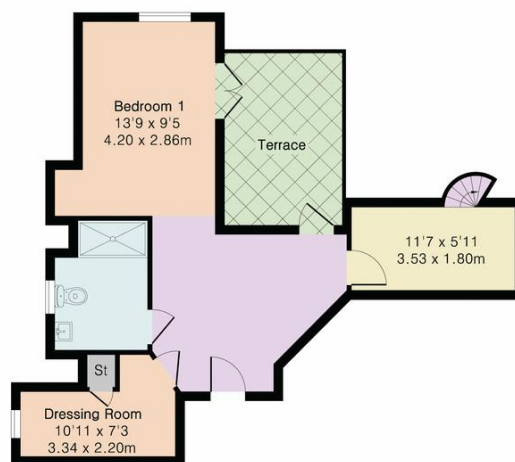
Approximate Gross Internal Area 1137 sq ft - 105 sq m

Fourth Floor Area 671 sq ft – 62 sq m

Fifth Floor Area 466 sq ft – 43 sq m



Fourth Floor



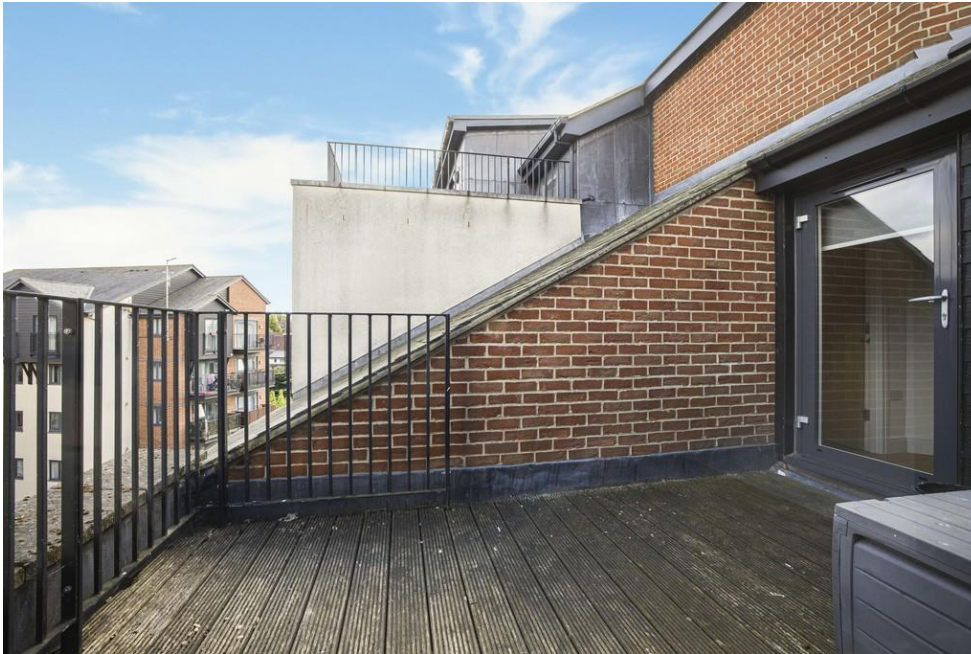
Fifth Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.