



Severn Quay Gardens, £525,000

- READY TO MOVE IN
- Brand new luxury townhouse
- Four double bedrooms
- Designer kitchen with integrated appliances
- Bespoke bathrooms
- Thermally efficient zone controlled underfloor heating
- Landscaped rear garden

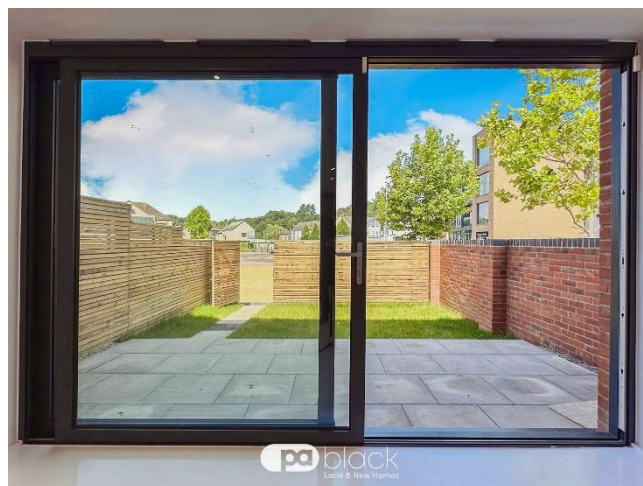


 4  2  1



About the property

****READY TO MOVE IN**** Spacious Luxury townhouse with open plan living area including individually designed kitchens/dining/living space with large glazed doors leading onto the rear garden, four light and airy double bedrooms, fantastic designer bath & wet rooms. Call to book your viewing..





The Development

Severn Quay Gardens has been designed with integrity and passion. Once the historical focus for ship building, the potential of this prime waterfront region was recognised and the skills of a dedicated team of architects, designers, surveyors and developers have combined to create a new landmark destination.

Rising up from the riverbank, the bold architectural statement combines the sleek perpendicular lines of glass, steel and stone with a broad, horizontal sweep of creative landscaping. 7Q both complements and contrasts with the natural swirling river that flows alongside; it captures the light through reflective surfaces and wide open boulevards; it invites exploration and appreciation.

Severn Quay is a marriage of form and function that is both visually appealing and answers its brief: to provide superb new homes in a distinct and desirable location.

It's Closer Than You Think

Travel times and distances from Severn Quay Gardens by road:-

- Cardiff:	39 min	31 miles
- Newport :	25 min	20 miles
- Swansea:	1 h 16 min	68 miles
- Bristol:	26min	18 miles
- Bristol Airport :	39 min	30 miles
- Gloucester:	41 min	29 miles
- Heathrow Airport:	1 h 30 min	110 miles
- London Marble Arch:	2 h 29 min	125 miles

Accommodation

Ground Floor

- Hallway
- Cloaks/wc
- Living Room/dining: 17' 8" x 16' 3" (5.38m x 4.95m)
- Kitchen: 12' 5" x 9' 11" (3.78m x 3.02m)

First Floor

- Landing
- Primary Bedroom: 17' 8" x 11' 6" (5.38m x 3.51m)
- Bedroom 2: 17' 8" x 10' 6" (5.38m x 3.20m)
- Bathroom

Second Floor

- Landing
- Bedroom 3: 17' 8" x 11' 6" (5.38m x 3.51m)
- Bedroom 4: 17' 8" x 9' 11" (5.38m x 3.02m)
- Shower Room

Outside

To the outside can be found a private enclosed rear garden and two allocated parking spaces.

Disclaimer

Front landscaping is for indicative purposes only and may differ from the finished specification. The developer reserves the right to alter any part of the development, specification or floor layouts at any time. Floor plans have been measured from architectural plans and are intended to give a general indication of the proposed development and floor layouts. The contents herein shall not form any part of any contract or be a representation inducing any such contract. The dimensions are intended for guidance only and may vary by + / - 5%. Purchasers are advised to contact us for further information and seek professional guidance relating to the purchase where necessary.

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let