





SIMPLY STUNNING APARTMENT ON KENTMERE DRIVE WITHIN THE LAKESIDE DEVELOPMENT, OFFERING IMMACULATE ACCOMMODATION AND ONE BEDROOM. This property is beautiful throughout and must be seen to be fully appreciated. It is both spacious and stylish, providing a move in ready home for purchasers in search of a property in DN4. Positioned on the third floor overlooking the communal gardens, you will not be disappointed when you view this fabulous home. It briefly comprises of communal entrance hallway, stairs/lift to the third floor, entrance hallway with storage cupboards, L-shaped living/dining room with open access to the beautiful modern kitchen, balcony, one large double bedroom, fabulous bathroom with three piece suite, allocated parking space and is A MUST SEE.



DETAILS ON LEASE

Leasehold 997 years remaining
Ground rent is £100 per annum
Service charge is £180 per month

Inclusive of the following:

Building Insurance
Water Rates
Communal Cleaning
Communal Window Cleaning
Gardening
Directors & Officers Insurance
Management Fees
Accountancy Fees
Quarterly Roof Inspection
Building Repairs & Maintenance
Lift Contract & Servicing
BT Line Rental For Lifts
Communal Electricity

Facilities Management Includes:

Legionella Risk Assessment - Water
Dry Riser Testing
Door Entry System Servicing
Communal TV/Satellite Repairs
Garage Door Servicing & Repairs
Pump Station Servicing

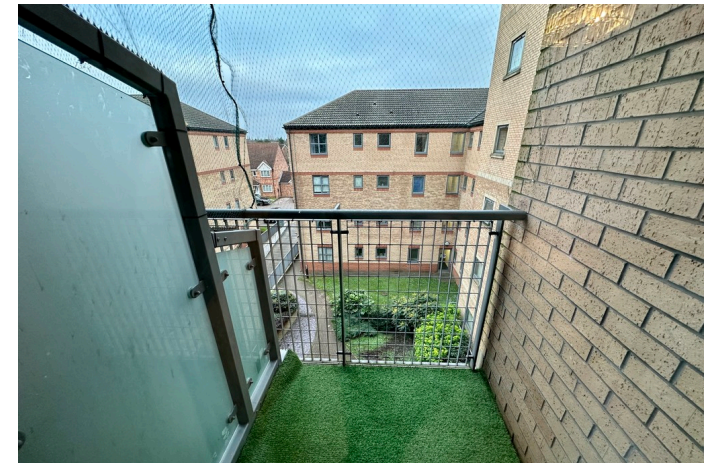
COMMUNAL ENTRANCE HALLWAY

Provides access to the post boxes, stairs and lift to the third floor.



ENTRANCE HALL

8' 2" x 7' 0" (2.51m x 2.15m) The property is accessed via the rear facing door to the entrance hallway from the communal area, with two storage cupboards, security entry telephone, spotlights and provides further access to all accommodation.







LIVING/DINING ROOM

16' 7" x 15' 11" (5.06m x 4.87m) This L-shaped room offers spacious reception room perfect for open plan living/dining, front facing double glazed door leads to the external balcony, front facing double glazed window, two electric heaters with decorative covers, built in sound ceiling speaker with wall control, open access to the kitchen and door to the hallway.

KITCHEN

8' 6" x 9' 4" (2.61m x 2.85m) Immaculately presented modern kitchen with a range of fitting units at both eye and base level, work surfaces incorporating a single large bowl sink with drainer, four ring electric hob with extractor hood above, chrome splash back, partially tiled walls, space for washing machine, integrated dishwasher, integrated single electric oven/microwave and laminate flooring.



BEDROOM

11' 4" x 15' 10" (3.47m x 4.85m) Fantastic spacious bedroom with wardrobes included, front facing double glazed window, electric heater and decorative cover.

BATHROOM

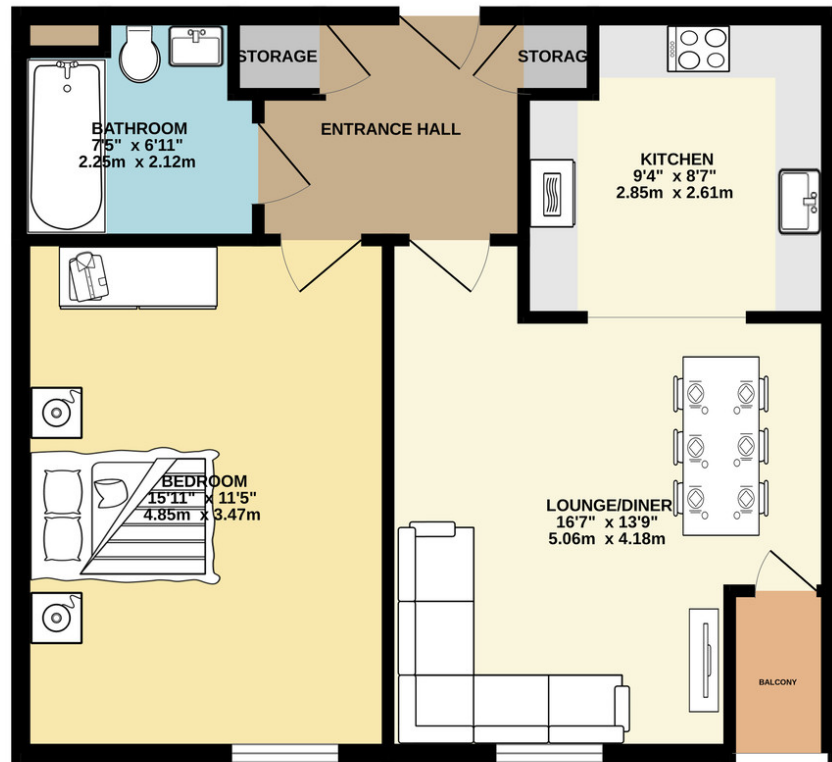
7' 4" x 6' 11" (2.25m x 2.12m) Superb bathroom with three piece suite comprising of modern bath with glass shower screen, concealed shower controls, spa jets within the bath, partially tiled walls, spotlights, extractor fan, wall mounted mirror above the low flush WC, wash hand basin within a vanity unit, tiled flooring and heated towel rail.



ALLOCATED PARKING

Single allocated parking space.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		