



Robert Mccarthy Place

Tax Band:

Springfield, CM1 6DR

£1,750 Per Month



Available for rent is this IMMACULATE first floor apartment boasting TWO DOUBLE bedrooms with EN-SUITE to master, a VERY IMPRESSIVE-SIZED 24' TRIPLE-ASPECT LIVING AREA with a Juliet BALCONY, modern fitted kitchen, TWO ALLOCATED parking spaces including a CAR PORT. Ideally located on the highly regarded Beaulieu development. Contact Hamilton Piers to view! Available immediately!



Robert Mccarthy Place, Springfield, CM1 6DR

Communal Entrance:

Secure video entry system, stairs to first floor, entrance door to apartment.

Years remaining: 995 approx

Service Charge: £1600 Per Annum

Ground Rent: £250 Per Annum

Entrance Hall:

Doors to open plan living area, bedroom one, bedroom two, bathroom, two cupboards one housing washing machine, two radiators, Amtico flooring.

Open Plan Living Area:

24'8" x 11'6" (7.52m x 3.51m)

Triple aspect room, double glazed windows to rear and side, French doors to Juliet balcony, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with glass splash back and extractor over, fridge freezer, dishwasher, boiler to cupboard, radiator, Amtico flooring.

Bedroom One:

12'3" x 10'1" (3.73m x 3.07m)

Double glazed window to rear, fitted wardrobes, door to en-suite, radiator.

En-Suite:

7'3" max x 6'1" (2.21m max x 1.85m)

Obscure double glazed window to rear, fully tiled double shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, Amtico flooring.

Bedroom Two:

12' x 10'5" (3.66m x 3.18m)

Two double glazed windows to front, radiators.

Bathroom:

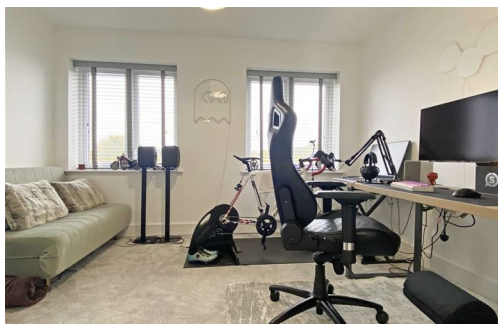
7'2" x 6'8" (2.18m x 2.03m)

Obscure double glazed windows to front, panel bath with shower mixer tap vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, Amtico flooring.

Exterior:

Well kept communal areas, allocated parking for 2 cars with car port.

Leasehold Information:



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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