



**HENDERSON
CONNELLAN**
ESTATE AGENTS

14 Willow Heights, Epping Road, Little Stanion, NN18 8GS

£185,000

🛏️ 2 🪑 2 🚗 1



"Luxury Touches Throughout"

Offering a high end finish this spacious apartment is beautifully presented with accommodation comprising a communal entrance hall with stairs and a lift to all floors, within the apartment there is an entrance hall, utility room, two double bedrooms, en-suite shower room to the master, main bathroom and a spacious open plan living/kitchen diner with balcony. Outside, there is private car port parking accessed via a fob operated electric security gate.

Full Description:

Situated within the heart of Little Stanion is this two bedroom apartment situated within a newly built block with 9 other properties.

Harpers Chase has been specifically designed to create a new community of residents and all the properties have been privately sold since they were first built by JME Developments between July and October 2021.

This home is being offered for sale with the balance of the 10 year building guarantee (expiring October 2031).

To enter the complex, there is fob operated gates to the car park and security door to enter the building.

Once inside the main building, there is lift access to all floors and foyers with fire doors on each level.

The apartment offers a welcoming entrance hall with Porcelanosa LVT flooring extending through to the utility cupboard and kitchen/dining/living space.

Utility/Store room with space and plumbing for two appliances (not included).

Main bathroom which is fully tiled and comprises a side tiled bath with rain dance shower, wall mounted taps and screen, wash hand basin set within a vanity style storage unit and close coupled WC. Chrome heated towel rail.

Two double bedrooms with fitted wardrobes and the master also benefitting from an en-suite shower room to comprise of a shower enclosure, wash hand basin set within a vanity style storage unit and close coupled WC. Porcelanosa ceramic tiled splashbacks and floor, chrome heated towel rail.

Open plan kitchen/dining/living space with a fitted kitchen offering wall and base level units with compact laminate worksurfaces and a range of integrated appliances to include a fridge/freezer, dishwasher, single oven and ceramic hob with extractor hood above. Patio doors leading onto the balcony.

Mains gas central heating and UPVC double glazed windows.

Outside:

Outside, there is block paved allocated car port parking and the apartment offers a balcony.





- Living/Kitchen/Dining - 25' 9" x 13' 0" (max) (7.84m x 3.96m (max))
- En-suite - 6' 3" x 6' 4" (1.90m x 1.93m)
- Bathroom - 7' 7" x 7' 2" (2.31m x 2.18m)
- Bedroom One - 13' 7" x 10' 0" (4.14m x 3.05m)
- Bedroom Two - 13' 7" x 9' 2" (4.14m x 2.79m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

