

# 7 Alexander Court





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## Two bedroom pre owned apartment

A beautifully presented two bedroom, ground floor apartment with access to private terrace from the living room creating a light and airy property. The separate SieMatic kitchen includes integrated appliances including oven/grill, microwave, dishwasher, fridge/freezer and washing machine, The main bedroom features a fitted wardrobe and en suite shower room. There is an additional double bedroom and bathroom.

### Property specifications

- Main bedroom with en suite and built-in wardrobe
- Fully integrated SieMatic kitchen
- Private terrace
- Versatile second double bedroom
- Original show apartment
- Ground floor

**Guide Price £410,000** (other fees apply)

Monthly management fee £955.29

Annual ground rent £500

Bistro credit: £78

Council Tax Band: E

Viewing by appointment With the sales office.

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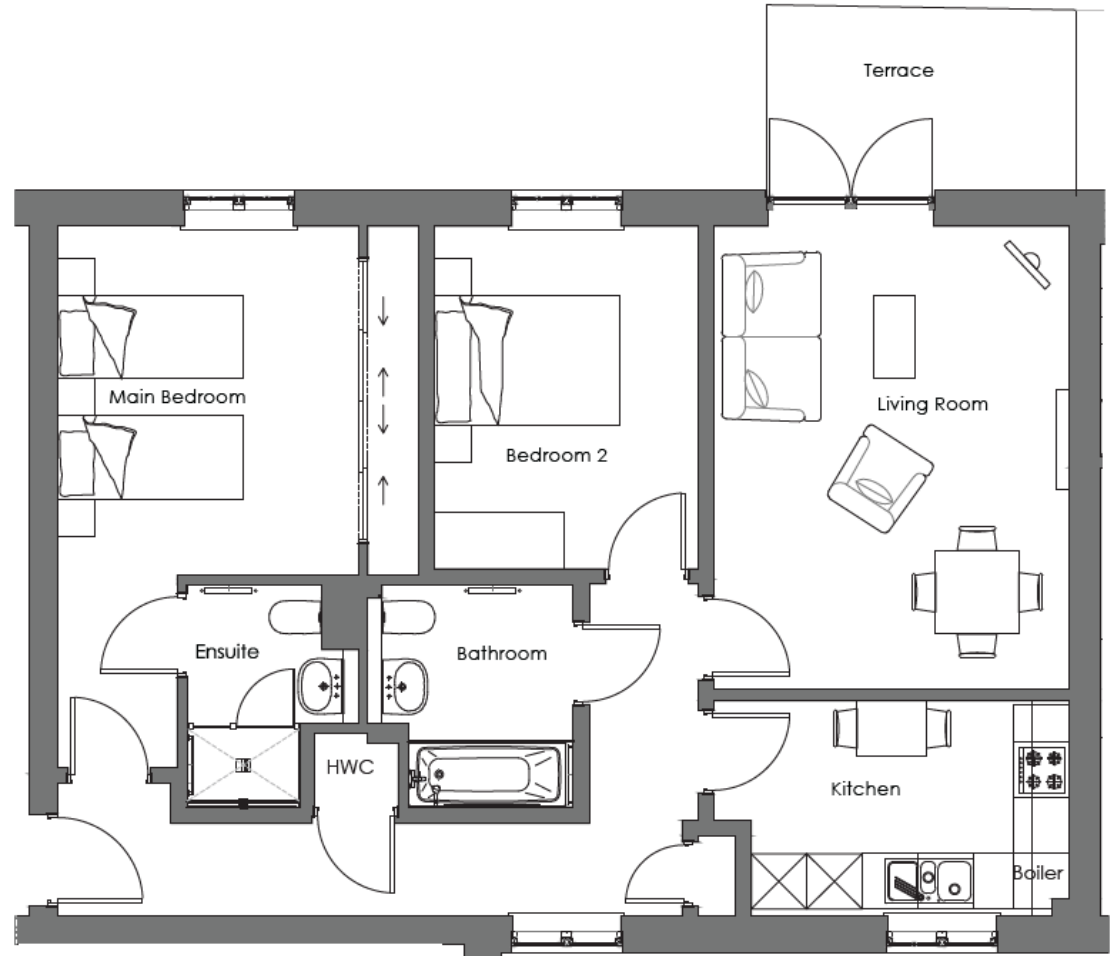


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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	4.99 x 3.84	16'5" x 12'7"
Kitchen	3.84 x 2.33	12'7" x 7'8"
Main Bedroom	3.76 x 3.25	12'4" x 10'8"
En suite	2.33 x 1.68	7'8" x 5'6"
Bedroom 2	3.69 x 2.85	12'1" x 9'4"
Bathroom	2.40 x 2.06	7'10" x 6'9"
Terrace	3.33 x 1.97	10'11" x 6'6"

Total SqFt 872

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   <b>B</b>	84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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