

Rosefield Cottage



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One bedroom character cottage

This well-presented refurbished cottage enjoys a south-facing aspect and is complete with original beams. Downstairs there is the Living Room, separate Kitchen with modern integrated appliances and a guest WC

Upstairs the apartment's double bedroom has fitted wardrobes and a spacious walk-in wet room. There are two storage cupboards within the cottage.

Property specifications

- Living room with separate storage cupboard.
- Separate downstairs guest WC
- Well fitted Siematic kitchen with integrated Neff and Bosch appliances
- Spacious double bedroom with fitted wardrobes and a separate en suite shower room with Villeroy & Boch sanitaryware
- Well presented throughout and located close to the central village amenities and the town centre
- Car parking space available

Guide Price £299,950 (other fees apply)

Monthly management: £1032.35

Monthly bistro credit: £72.68

Council Tax Band: C

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	3.33 x 3.31	12'7" x 10'8"
Kitchen	3.52 x 2.00	11'5" x 6'6"
Bedroom	3.30 x 3.23	10'8" x 10'6"
Sq. ft 654		

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

Rosefield Cottage
Kenilworth Place
(Plot 25)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. October 2023.

