





This stylish 2 bedroom first floor apartment is located in the popular village of Elmswell, which has many amenities and a train station. Built by Hopkins Homes, the spacious accommodation offers a generous size sitting room leading to the fitted kitchen. There is a Juliet balcony overlooking an open green area. The main bedroom is a very generous size with a second bedroom and modern bathroom suite. In addition, and a real bonus is the garage which is located under the adjoining coach house. This is a great first home or investment purchase. Call to view!

Main Entrance Door

Security entry system to access the hallway and stairs to first floor level.

Landing

With locked storage cupboard. Entrance door to apartment.

Living Room

14' 1" x 10' 2" (4.29m x 3.10m)

Well proportioned room with good ceiling height. Juliet balcony overlooking open green area. Windows to side and front. Electric storage heater. Electric flame effect fire, media wall and built in breakfast bar. Open to:

Kitchen

8' 2" x 7' 3" (2.49m x 2.21m)

A range of wall and base cupboard and drawer units, 1 and 1/2 bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine, space for fridge freezer, built in double oven, electric hob and extractor fan. Ceramic tiled floor and window to rear overlooking green area

Bedroom 1

14' 1" x 9' 6" (4.29m x 2.89m)

Really good size room with high ceilings and plenty of light. Fitted wardrobes. Electric storage heater. Windows to front and side

Bedroom 2

9' 10" x 8' 6" (2.99m x 2.59m)

High ceiling and window to front. Built in cupboard. Electric storage heater, built in office furniture

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

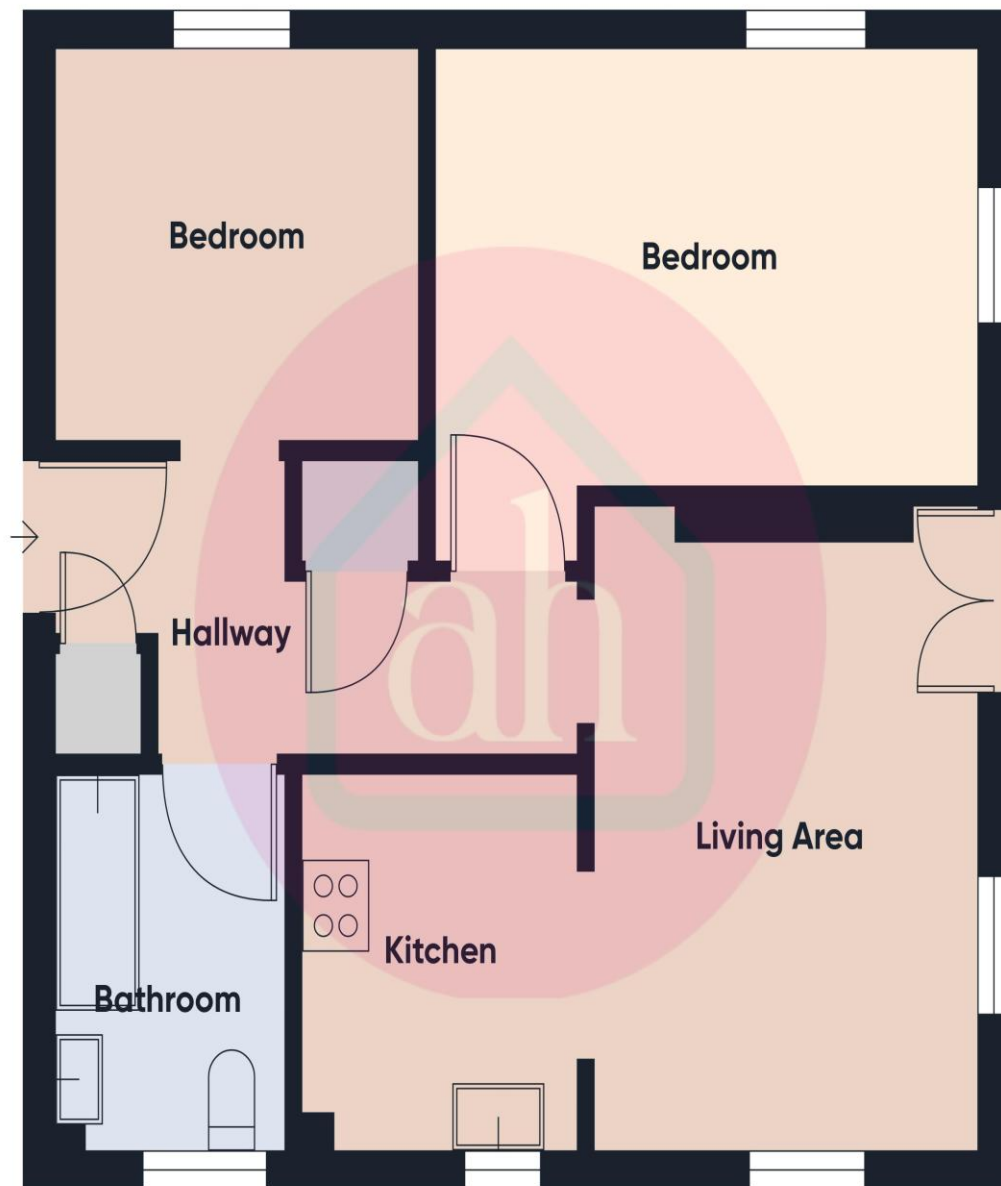
WC, pedestal wash basin, bath with shower over, screen door and tiled walls. Window.

Garage

Single garage with up and over door located under the adjoining coach house.

Agent's Note

There is a locked bin store near to the property. The lease term is 125 years from December 2007 and ends in December 2132. Ground rent is £125.00 per annum and the maintenance charge is approximately £1800.00 per annum.



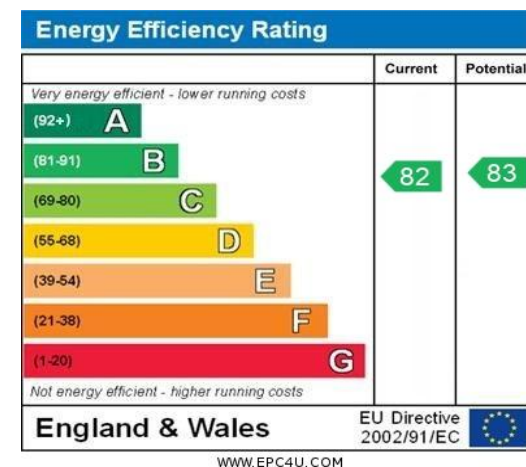
Approximate total area⁽¹⁾
568 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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