

# 5 The Orchard – £475,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

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EPC - C



## 2 bedroom independent living apartment

5 The Orchard is a two-bedroom apartment situated in the popular Orchard Development. The apartment has been well maintained and benefits from a green outlook over the main driveway up to the village entrance. The apartment also has its own allocated parking space, access to reception, bar and restaurant, library, wellness spa, cinema room, activities room and various outdoor seating areas. The property is being offered with no onward chain.

### Specification

- Open plan sitting room with two sets of double-glazed windows and remote-controlled electric fire
- Separate area for dining
- Fully fitted kitchen with Neff appliances and granite work surfaces
- Master bedroom with fitted wardrobes and double-glazed window to rear aspect
- En-suite shower room with walk-in shower and fitted sanitary ware
- Entrance hall with access to separate utility room and a storage cupboard
- TV and satellite points
- Allocated parking space for one car



\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. **Other fees and charges apply**, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 121 years remaining.

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# 5 The Orchard

First Floor | 103.01m<sup>2</sup> – 1108.79ft<sup>2</sup>

<b>Kitchen</b>	3810mm x 2397mm 12'6" x 7'10"
<b>Living Room</b>	5863mm x 4282mm 19'3" x 14'1"
<b>Dining Room</b>	3321mm x 3246mm 10'10" x 10'8"
<b>Bedroom 1</b>	5600mm x 4285mm 18'4" x 14'1"
<b>Shower Room</b>	2293mm x 2177mm 7'6" x 7'2"
<b>Bedroom 2</b>	4698mm x 2880mm 15'5" x 9'5"
<b>Bathroom</b>	2303mm x 2177mm 7'7" x 7'2"
<b>Utility</b>	1814mm x 1711mm 5'11" x 5'7"



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Measurements have been taken at 1500mm skimming height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

