

oakheart



£270,000

Offers Over

Mill Tye, Great Cornard

Completed in 2022 by Willow Walk Homes, this beautifully designed first floor apartment forms part of an exclusive development of just four properties. Offering light-filled, well-proportioned accommodation with a high-quality contemporary finish, it makes an ideal first home, downsize or investment.

The centrepiece of the apartment is a superb open-plan kitchen/living space extending over 24ft, perfectly suited for both everyday living and entertaining. The kitchen is fitted with

sleek wall and base units, stone-effect work surfaces, an integrated oven, four-ring induction hob with black glass splashback, fridge/freezer, and an inset stainless steel sink with chrome mixer tap. The adjoining living/dining area provides plenty of space for both lounge and dining furniture. The principal bedroom is a generous double with dual-aspect windows and the added benefit of its own modern en-suite shower room. A second bedroom offers flexibility as a guest room, home office, or nursery, fitted with bespoke fitted

wardrobes and is served by the stylish family bathroom, which includes a panelled bath with shower over, WC and wash hand basin, all set against a contemporary part-tiled finish.

Externally, residents enjoy access to an immaculately maintained private communal garden. The property also benefits from an allocated parking space, along with additional visitors' parking.

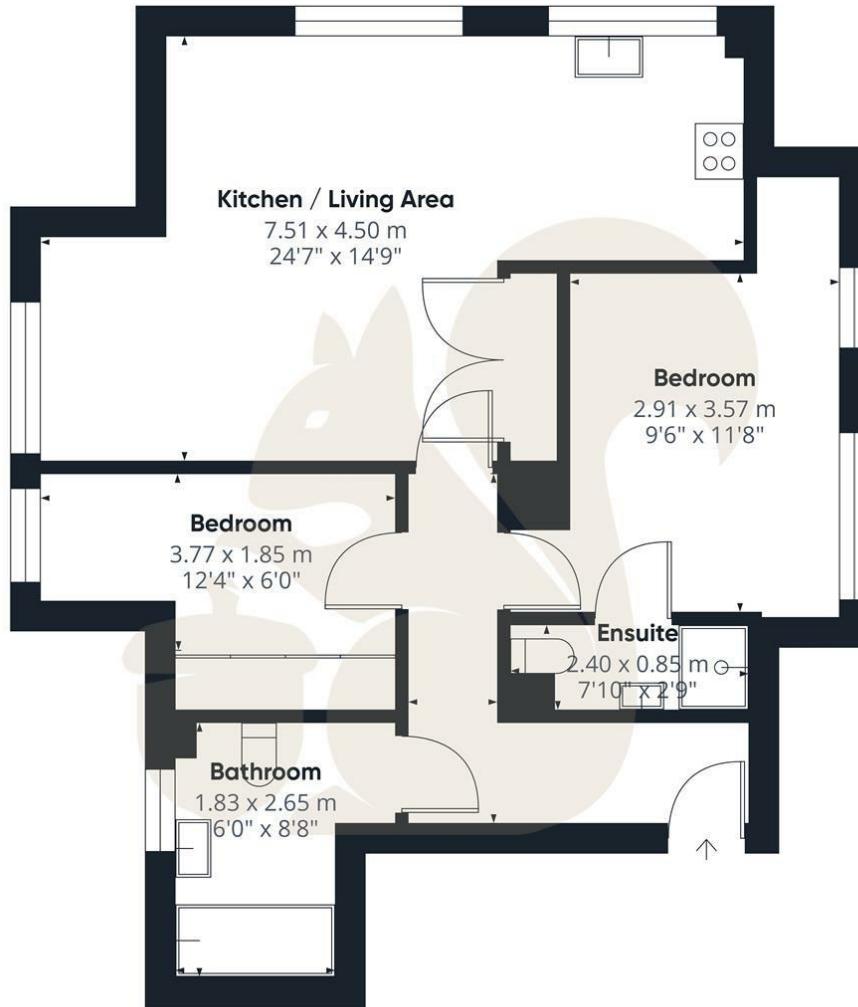
Viewing is highly recommended – contact Oakheart today to arrange your appointment.











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Local Authority:

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Approximate total area⁽¹⁾

62.2 m²
670 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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