

Koi Cottage No.16, £335,000*

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



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EPC - D



2 bedroom independent living cottage

Koi Cottage is a stunning 2-bedroom cottage over two floors, with a stair lift and benefitting from a south facing summer room. The property is in the picturesque court yard and has been newly decorated and carpeted throughout.

Specification

- The charming living / dining room is well proportioned, allowing plenty of space to entertain family or friends, with views overlooking the court yard and fish pond. Offering a double-glazed window and feature fireplace with attractive surround.
- The well-equipped fitted kitchen has wall and base units, sink and drainer, ample work surfaces, built-in eye double oven, microwave/grill combo and hob and small dishwasher.
- Leading from the kitchen, is a stunning south facing room, with views to a paved patio and flower borders.
- The principal bedroom is a light and airy with a built-in wardrobe.
- The second bedroom is a flexible space ideal also as a hobby room or office, with built-in wardrobes.
- A lovely bathroom with walk-in bath/shower, wc and washbasin.
- A guest wc with sink and cloakroom.
- A utility room housing fridge/freezer and washer/dryer.
- Central heating radiators in all rooms. TV and satellite points*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- 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 111 years remaining.



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Apartment 16

Ground & First Floor | 761ft²

- Kitchen
9'8" x 8'6"
- Living Room
16'11" x 11'7"
- Summer Room
11'2" x 6'5"
- Bedroom 1
11' x 9'8"
- Bathroom
6'11" x 6'11"
- Bedroom 2
9'8" x 6'11"
- Cloakroom
6'11" x 3'11"



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Measurements have been taken at 1500mm skirting 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.

