



The Alder

Amber Waterside, The Lakes. £595,000





The Alder - House 124, Amber Waterside, The Lakes

Cranleigh

- Just launched - The Lakes at Amber Waterside
- Modern open plan layout
- 1096 sqft 3 bed 3 bathroom home
- Quality kitchens with style and colour options
- Fitted wardrobes in main bedroom
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitaryware
- EPC: A. Energy efficient home with Solar PV
- Carport, driveway parking and App controlled EV charging point
- Council Tax band: TBD
- Tenure: Freehold
- Estate management charge: £300 PA





FIRST FLOOR



THE ALDER
1096 sq ft

HOUSES 125 & 129
(HOUSES 124 & 128
ARE A MIRROR IMAGE)

| | | |
|---------------|---------------|---------------|
| LIVING/DINING | 5020 x 4450mm | 16'5" x 14'7" |
| KITCHEN | 4000 x 3720mm | 13'1" x 12'2" |
| BEDROOM 1 | 3590 x 5360mm | 11'9" x 17'7" |
| BEDROOM 2 | 4510 x 2650mm | 14'9" x 8'8" |
| BEDROOM 3 | 3540 x 2650mm | 11'7" x 8'8" |

KEY:
W - Wardrobe
ST - Store
B - Boiler
U - Utility



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