

# 21 Rowan Gardens – £250,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa



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EPC - C



## 1 bedroom independent living apartment

A spacious, first-floor, one-bedroom apartment. At 840 sqft (78.1 sqm), the accommodation features an entrance hall, a large living/dining room, modern kitchen, main bedroom with Jack and Jill entrances to the bathroom from the main bedroom and hallway. The apartment is situated close to the main village centre and village facilities.

### Specification

- Fully fitted kitchen with high quality units and work surfaces throughout, ergonomically designed with pull down baskets. Stainless steel sink unit with mixer taps and integrated AEG appliances which include; fridge freezer, fan oven, microwave, electric hob, and dishwasher, plus a Capel wine cooler.
- Large bright living/dining room with French doors leading to an East-facing balcony. Modern remote-controlled electric fire and surround.
- Spacious main bedroom with fitted wardrobes.
- Jack and jill style shower room with walk-in shower and fully fitted white suite.
- Entrance hall with utility cupboard with AEG washing machine and AEG tumble 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 122 years remaining.

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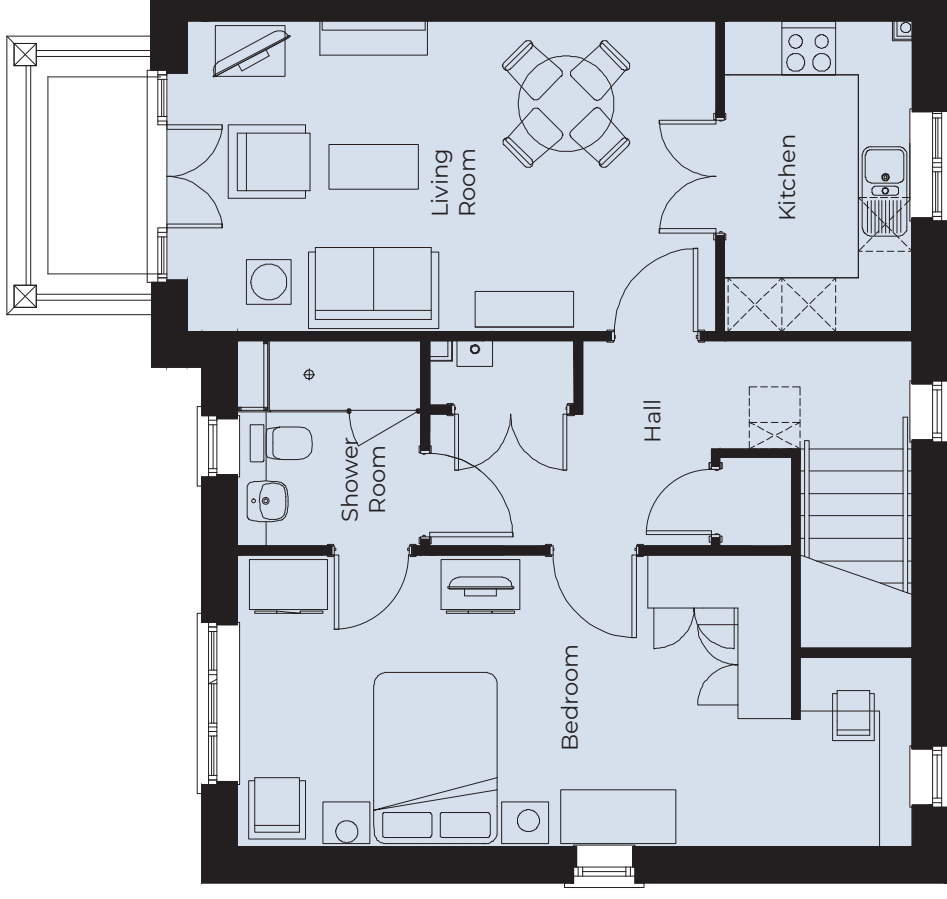
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# 21 Rowan Gardens

First Floor | 69.5m<sup>2</sup> – 840ft<sup>2</sup>

<b>Kitchen</b>	3470mm x 2100mm 11'5" x 6'11"
<b>Living Room</b>	5921mm x 3470mm 19'5" x 11'5"
<b>Bedroom</b>	7545mm x 3268mm 24'9" x 10'9"
<b>Shower Room</b>	2300mm x 2050mm 7'7" x 6'9"



These particulars are intended to give a fair and substantially correct overall description. 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.

