







This beautifully presented two double bedroom second-floor apartment combines modern design, generous proportions and a wonderful sense of community living.

From the moment you step inside, the property exudes a feeling of space and light. The entrance hall provides access to all rooms and includes useful storage, while the heart of the home is undoubtedly the open-plan living and dining area. With a large window and doors that open onto both a private balcony and a Juliet balcony, the space feels bright and airy throughout the day - perfect for relaxed mornings, working from home, or hosting family and friends. The private balcony provides a lovely outdoor retreat.

The kitchen area has been designed with a range of modern fitted units, integrated appliances and ample workspace. Its open layout makes it easy to stay connected with the living space, allowing for seamless entertaining and day-to-day convenience alike.

The principal bedroom benefits from an en-suite shower room, offering a touch of luxury and privacy. The second bedroom provides flexibility and is served by a well-appointed family bathroom fitted with a modern white suite.

Residents of Watercolour enjoy beautifully maintained communal grounds designed around a series of tranquil lagoons. Walking paths wind through the development, encouraging an active outdoor lifestyle. You'll also find an array of everyday conveniences - including a Tesco supermarket, pharmacy, medical centre and veterinary practice.



### **Entrance Hallway**

### **Kitchen/Dining/Living Room**

23' 3" x 12' 6" ( 7.09m x 3.81m )

With doors opening to a:

### **Balcony & Juliet Balcony**

### **Bedroom One**

15' 2" Max x 9' 9" ( 4.62m Max x 2.97m )

### **En-Suite Shower Room**

7' x 5' 6" ( 2.13m x 1.68m )

### **Bedroom Two**

12' 11" x 9' 3" ( 3.94m x 2.82m )

### **Bathroom**

7' 1" x 5' 7" ( 2.16m x 1.70m )

### **Outside**

### **One Allocated Parking**

### **Visitor Parking Spaces**

### **Communal Grounds & Gardens**













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43 Station Road  
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EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 1856.00

Ground Rent:  
 250.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: RED408468 - 0003