

# 9 Larkspur, £178,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

GF

2



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EPC - C



## 2 bedroom ground floor apartment

Situated in a highly sought-after position at the main entrance of the village, this delightful two-bedroom bungalow is located just a short stroll from the reception, shop and hairdressers. The property is perfectly placed for easy access to everyday amenities while enjoying a peaceful setting.

### Specification

- A bright and spacious living room with a large bay window overlooking the surrounding gardens.
- A well-fitted kitchen with integrated appliances and plenty of storage and workspace for everyday use.
- Generously sized main bedroom with peaceful views towards the summer house.
- Versatile second bedroom, ideal as a guest room, dining space, or hobby area.
- A stylish wet room which includes a WC, hand wash basin, fully fitted vanity unit and a wet room shower.
- 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, with 109 years remaining..

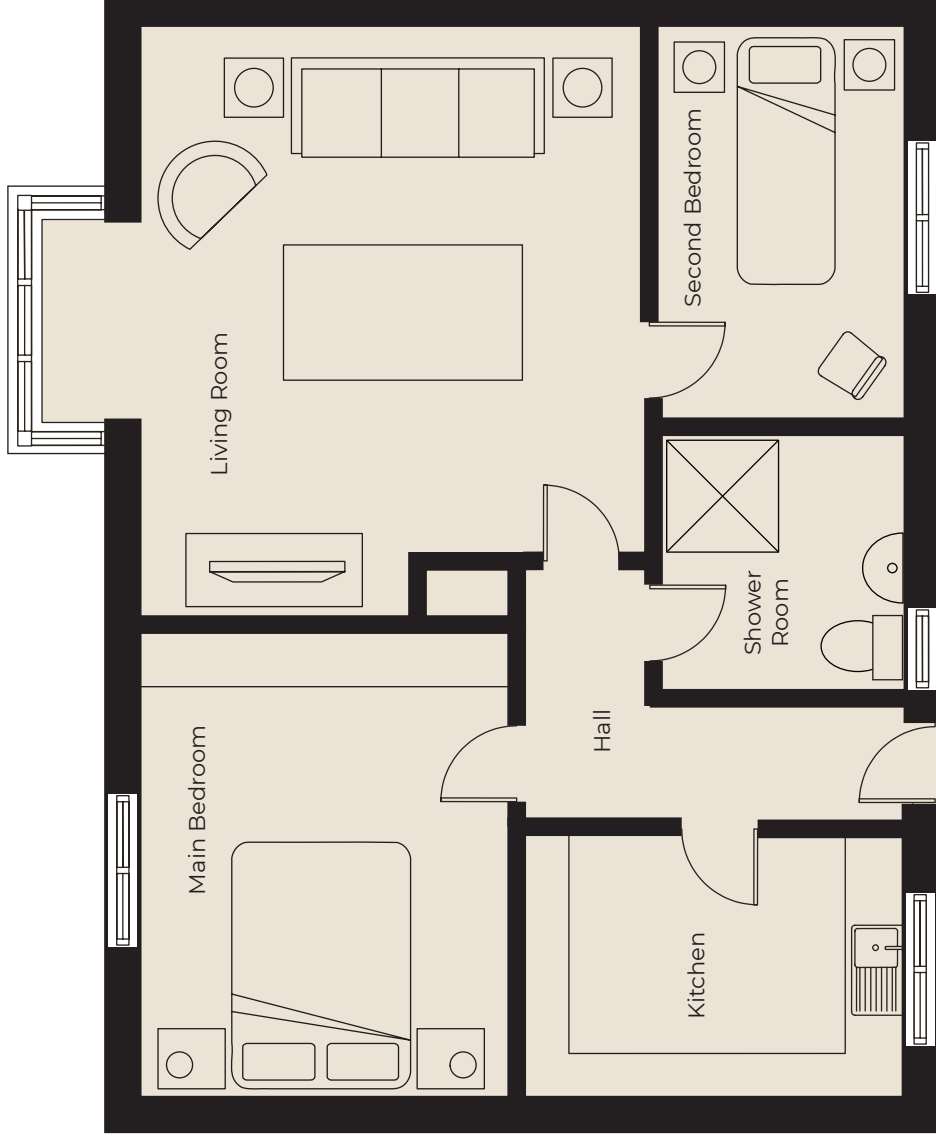
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# 9 Larkspur

## Ground Floor



|                       |                 |
|-----------------------|-----------------|
| <b>Kitchen</b>        | 3000mm x 2100mm |
| 9'10" x 6'10"         |                 |
| <b>Living Room</b>    | 4150mm x 3290mm |
| 13'7" x 12'10"        |                 |
| <b>Main Bedroom</b>   | 3640mm x 3000mm |
| 11'11" x 9'10"        |                 |
| <b>Second Bedroom</b> | 3130mm x 2000mm |
| 10'3" x 6'6"          |                 |
| <b>Shower Room</b>    | 2070mm x 1680mm |
| 6'9" x 5'6"           |                 |

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.

