





Set within the well-regarded Watercolour development, this beautifully presented second-floor apartment offers an appealing blend of modern comfort and practical design. Residents of Watercolour benefit from a thoughtfully planned community environment, complete with its own Tesco Express supermarket, medical care facilities, pharmacy and a series of attractive lagoons and meandering footpaths.

Upon entering, you are welcomed into the hallway which features a deep storage/utility cupboard and a further dual storage cupboard, fitted with shelving - a highly sought-after feature in apartment living.

The heart of the home is the dual-aspect reception room, a superb living and dining space that enjoys an abundance of natural light throughout the day. Doors open directly onto a private wrap-around balcony, creating a seamless indoor-outdoor connection and enjoying a pleasant southerly aspect with calming green views.

Open plan to the reception space is a well-planned contemporary kitchen fitted with high-gloss white wall and base units, complemented by a contrasting work surface and a range of appliances.

The apartment provides two well-proportioned double bedrooms, each offering excellent space for wardrobes and additional furniture. The bathroom is finished with modern tiling and fitted with a classic white suite, creating a fresh environment for daily routines.

Additional benefits include an under croft allocated parking space, ensuring convenient parking year-round.



Entrance Hallway

Kitchen/Dining/Living Room

20' 8" Into kitchen area x 13' (6.30m Into kitchen area x 3.96m)

With doors opening to a:

Wrap Around Balcony

Bedroom One

14' 11" x 10' 2" (4.55m x 3.10m)

Bedroom Two

13' x 10' 2" (3.96m x 3.10m)

Bathroom

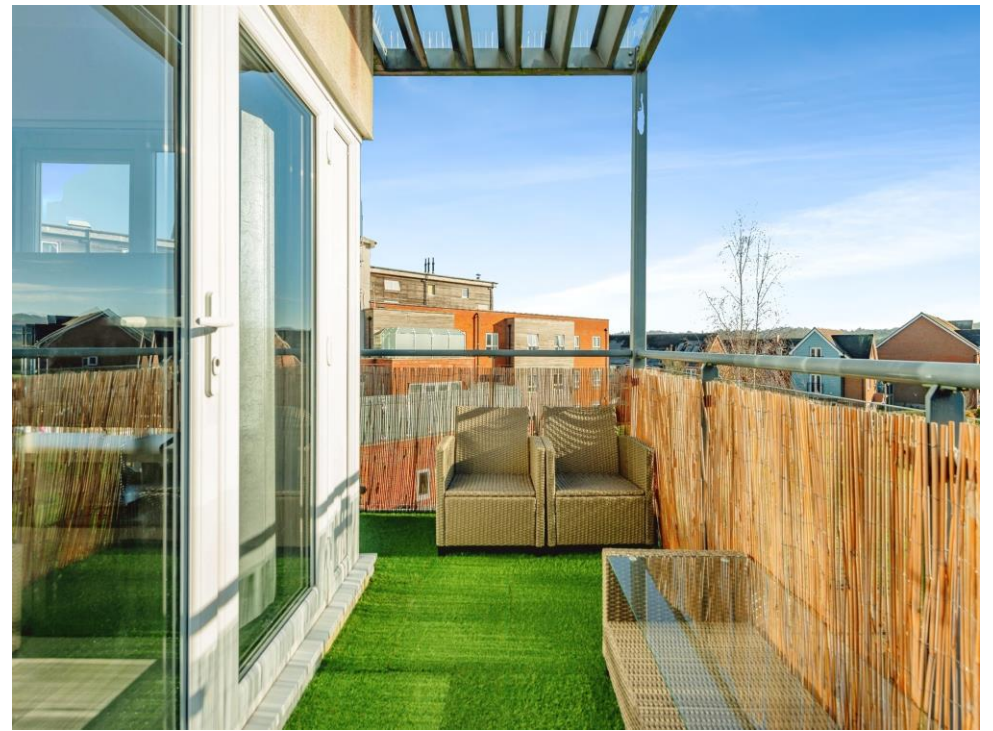
7' 2" x 6' 5" (2.18m x 1.96m)

Outside

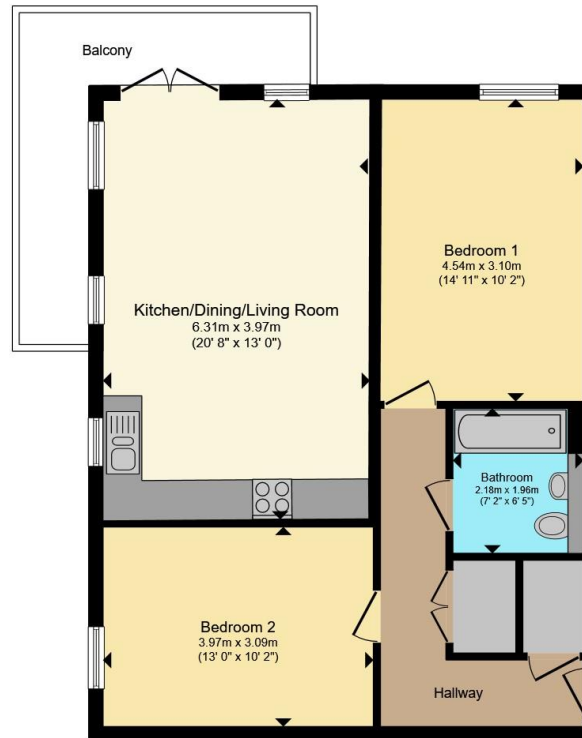
Under Croft Allocated Parking

Communal Gardens & Grounds









Total floor area 67.8 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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43 Station Road
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EPC Rating: B

Council Tax
 Band: D

Service Charge:
 1584.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408529

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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