

1 The Orchard, £499,000

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



2



2



EPC - B



2 bedroom ground floor apartment

Richmond Villages Wood Norton is pleased to offer for resale this well-appointed two-bedroom independent living apartment, enjoying a secluded west-facing patio and convenient access to the village's extensive communal facilities.

Specification

- Spacious entrance hall with large storage cupboard and access to a separate utility room with Bosch washing machine and sink.
- Spacious open-plan living and dining room featuring a remote-controlled electric fire and double-glazed doors opening onto a private west-facing secluded patio.
- Modern fitted kitchen with granite work surfaces, under-cupboard lighting and a range of Neff appliances.
- Master bedroom with fitted wardrobes and window overlooking the west-facing patio.
- En-suite shower room with fitted sanitary ware and walk-in shower.
- Second double bedroom with window overlooking the west-facing patio.
- Main bathroom fitted with modern sanitary ware and bath with shower over.
- 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, which commenced in 2020.

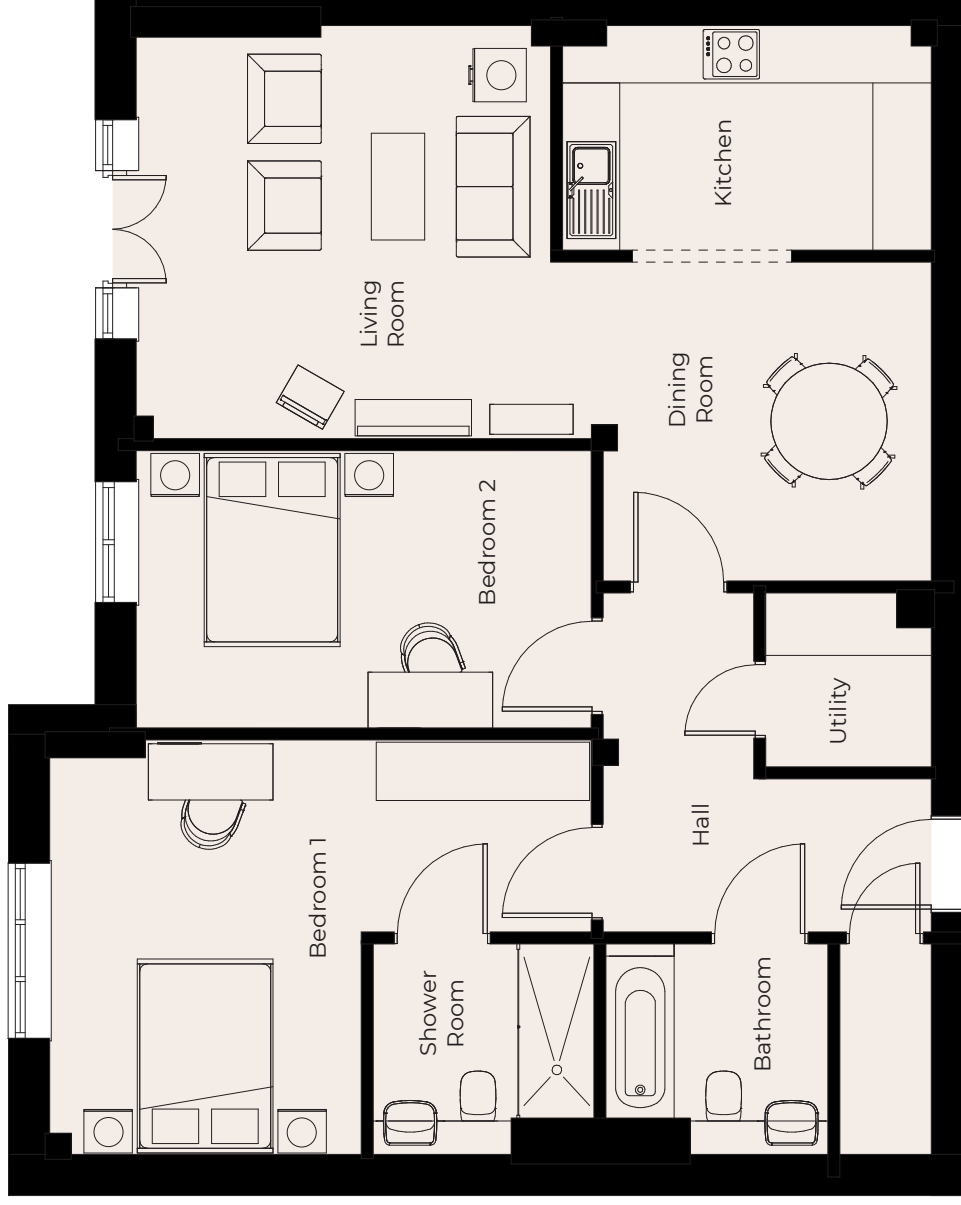
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1 The Orchard

Ground Floor | 98.08m² – 1055.72ft²



Kitchen	3810mm x 2311mm 12'6" x 7'7"
Living Room	4282mm x 4281mm 14'1" x 14'1"
Dining Room	3393mm x 3314mm 11'2" x 10'9"
Bedroom 1	5600mm x 4285mm 14'1" x 18'4"
Shower Room	2300mm x 2180mm 7'7" x 7'2"
Bedroom 2	4698mm x 2880mm 15'5" x 9'5"
Bathroom	2299mm x 2179mm 7'7" x 7'2"
Utility	1810mm x 1711mm 5'11" x 5'7"

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

Measurements have been taken at 1500mm skirting 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.