



The Cedar

Amber Waterside, The Lakes, Cranleigh. Price £695,000



ROGER COUPE
LAND & NEW HOMES



Amber Waterside, The Lakes

- Just launched - The Lakes at Amber Waterside
- 1451 sqft 3 bed 2 bath family home (including garage)
- Energy efficient home with Solar PV
- Superb 29 ft open plan kitchen/dining/living room with vaulted ceiling
- Quality kitchens with style and colour options
- Three double bedrooms
- Fitted wardrobes in main bedroom
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitary ware
- Integral garage
- Driveway parking and App controlled EV charging point
- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: A
- EPC Environmental Impact Rating: B
- Estate Management charge: £300 pa



Please note some images are CGI and some are photos taken of another Nicholas King Homes Show Home and are for indicative purposes only.

FIRST FLOOR



THE CEDAR

Internal: 1265 sq ft

Garage: 186 sq ft

Total: 1451 sq ft

HOUSE 126
(HOUSES 127, 166, 203, 208, 217 & 222
ARE A MIRROR IMAGE)



GROUND FLOOR

KITCHEN/ DINING/LIVING	8960 x 5305mm	29'4" x 17'4"
BEDROOM 1	4530 x 3770mm	14'10" x 12'4"
BEDROOM 2	4000 x 3450mm	13'1" x 11'3"
BED 3/STUDY	4165 x 3240mm	13'7" x 10'7"
GARAGE	5210 x 3290mm	17'1" x 10'9"

KEY:

W - Wardrobe
V - Velux
ST - Store
B - Boiler
U - Utility



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