



Penzias House, Manor Way Cator Estate SE3



**A second floor two bedroom two bathroom apartment with dramatic 27'6 open plan living room within this modern purpose built block on the prestigious Cator Estate.
Lift access to all floors, south-east facing communal gardens, allocated basement garage parking space, secure storage cupboard.**

Price: £2,100PCM

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Penzias House, Manor Way

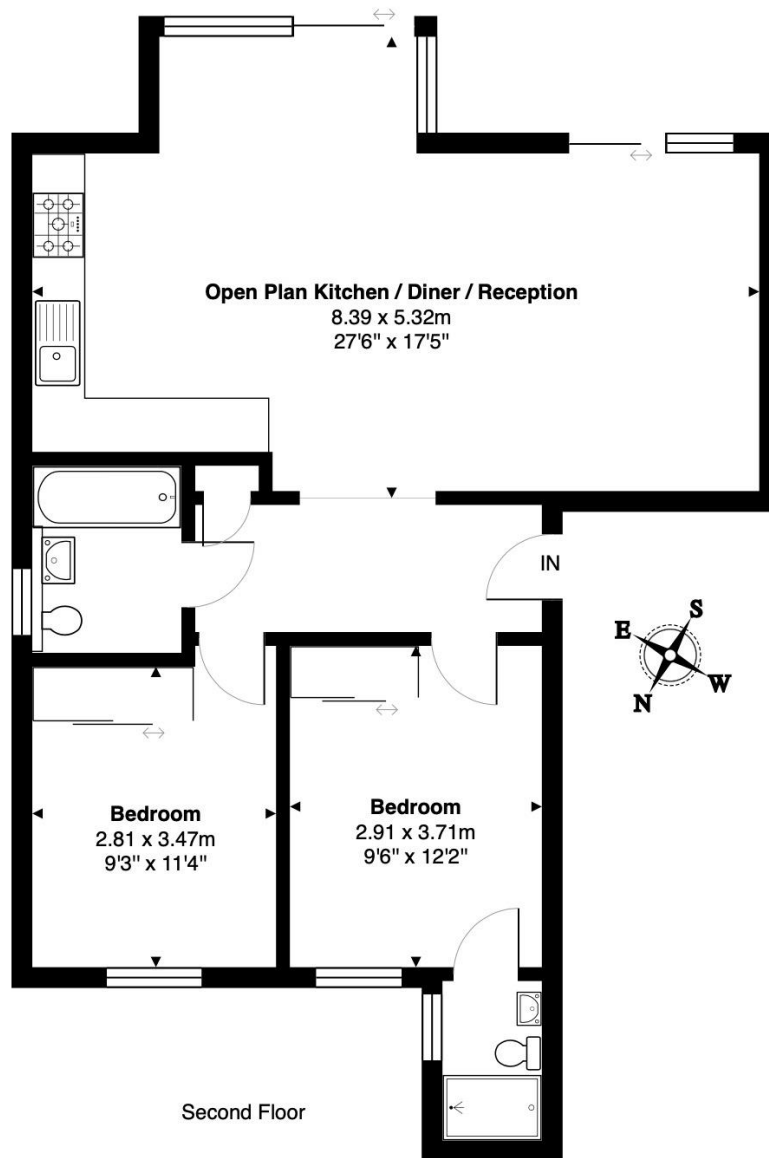


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		83	83
England & Wales		EU Directive 2002/91/EC	

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Total Area: 71.2 m² ... 767 ft²



This Floor plan is provided without warranty, of any kind.
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Penzias House, Manor Way

A second floor two bedroom two bathroom apartment with dramatic 27'6 open plan living room within this modern purpose built block on the prestigious Cator Estate. Lift access to all floors, south-east facing communal gardens, allocated basement garage parking space, secure storage cupboard.

Communal front door with intercom system into communal entrance hall. Lift and stairs up to the second floor. Personal front door into.

Hallway

Porcelain tiled floor with underfloor gas fired heating controlled via a wall mounted thermostat. Store cupboard. Built in cloaks/storage unit.

Open plan Kitchen/Living room

A dramatic room situated to the front with commanding views. The room is broadly divisible into three areas : kitchen, dining and living. The Kitchen is fitted in a comprehensive range of wall base and drawer unit finished in a high gloss white lacquer with contrasting black quartz worktops. Integrated Neff stainless steel double oven, five burner gas hob with over hob stainless steel and glass extractor canopy. Stainless steel splashback. Integrated dishwasher, washing machine and full height fridge freezer. Stainless steel sink with mixer tap. Cupboard housing the gas fired Worcester Bosch combination boiler. Porcelain tiled floor with underfloor gas fired heating controlled via a wall mounted thermostat. LED Downlighters with programmable lighting system. Full height glazing to the front including a deep bay glazed dining bay.

Bedroom 1

Porcelain tiled floor with underfloor gas fired heating controlled via a wall mounted thermostat. Double glazed casement to the rear. Fitted mirror fronted wardrobes. door into en-suite shower room.

En-suite Shower room

Wide shower cubicle with glass screen housing a chrome dual head shower. Close couple flush WC and wall mounted hand basin. Chrome ladder style towel rail. Porcelain tiled floor with underfloor heating. Small double glazed casement. Ceramic tiled walls with mosaic detail.

Bedroom 2

Porcelain tiled floor with underfloor gas fired heating controlled via a wall mounted thermostat. Fitted mirror front wardrobe.

Bathroom

A white suite with chrome fittings comprising panel bath with over bath chrome twin head shower and folding glass shower screen. Unit mounted basin with drawer storage beneath. Concealed flush WC. Small double glazed casement to the side. Extractor fan. Porcelain tiled floor with under floor heating. Chrome ladder heated towel rail.

Exterior

Personal lockable store cupboard. Allocated basement car park parking space. To the rear a large South-East facing garden.

Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.