



Connells

Sorrel Way
Carterton



Property Description

A beautifully presented two bedroom first floor apartment located in the sought after Shilton Park development in Carterton.

This well maintained property features two bedrooms, a modern bathroom, and a spacious open-plan kitchen/living area, enhanced by a charming Juliet balcony.

Ideally positioned near Marigold Square, the apartment offers convenient access to a variety of local amenities, including takeaways, hair salons and a Co-op.

Entrance Hall

Door to side and built in wardrobe

Kitchen/Sitting Room

21' max x 10' 6" max (6.40m max x 3.20m max)

French doors to Juliet balcony, built in cupboard, base units, wall units, work surfaces, built in fridge/freezer, electric oven, electric hob, cooker hood and sink with drainer.

Bedroom 1

10' 9" max x 10' 1" max (3.28m max x 3.07m max)

Double glazed window to rear and built in wardrobes.

Bedroom 2

10' 10" max x 6' 2" max (3.30m max x 1.88m max)

Double glazed window to rear.

Bathroom

Double glazed window to front, WC, wash hand basin and bath with shower over.





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.focalagent.com

To view this property please contact Connells on

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Unit 2 Falklands House Black Bourton Road
 CARTERTON OX18 3DN

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 237.40

Tenure: Leasehold

view this property online connells.co.uk/Property/CAR103962

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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