



Severn Quay, £399,950

- Impressive three-bedroom townhouse
- Thermally efficient zoned controlled under floor heating
- Luxury bathrooms and en suites with quality fittings
- Large format Porcelain flooring to ground floor
- Allocated parking
- Must be viewed
- Superb location
- EPC Rating: B
- Council Tax: E



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About the property

Stylish modern riverside living within a landmark waterfront development. This beautifully presented three-bedroom, three-storey mews house is finished to a high specification with quality fittings and integrated appliances throughout.

The accommodation briefly comprises entrance hall, cloakroom/WC, and impressive open-plan kitchen/living area to the ground floor. The first floor offers two bedrooms and a luxury family bathroom, while the second floor features an excellent principal bedroom suite with ensuite shower room.

Further benefits include a low-maintenance enclosed rear garden and allocated parking to the rear.

Situated within a contemporary development in a historic shipbuilding location, this superb home combines modern architecture with attractive landscaped surroundings, creating one of the area's most desirable riverside residential destinations.



Accommodation

Summary

An opportunity to acquire this beautifully presented three-bedroom, three-storey modern mews house, finished to an outstanding specification with high-quality fittings and integrated appliances throughout.

This unique mid-link property has been thoughtfully designed with style, integrity and attention to detail, offering contemporary living within an impressive riverside setting. Situated in the heart of a historic shipbuilding area, this development has transformed the waterfront into one of the area's most desirable residential destinations.

The well-appointed accommodation briefly comprises welcoming entrance hall, cloakroom/WC, and a superb open-plan kitchen and living area to the ground floor. To the first floor are two generously sized bedrooms and a luxurious family bathroom, while the second floor hosts an impressive principal bedroom suite complete with ensuite shower room.

Externally, the property benefits from a low-maintenance enclosed rear garden together with allocated parking accessed from the rear.

This development offers a range of homes, from stylish apartments to spacious mews houses, all thoughtfully designed to provide generous living space, excellent storage solutions and modern open-plan layouts perfectly suited to contemporary lifestyles.

Entrance Hallway

Enter via an opaque double-glazed door to hallway. Door to cloakroom/WC and open plan kitchen/living room. Stairs to first floor. Porcelain tile flooring with under floor heating.

Kitchen/Living Area

32' 5" max x 13' 8" (9.88m max x 4.17m)
Superb luxury kitchen which is fitted with a good range of base units with worktops incorporating a sink with mixer taps and

drainer. Integrated Neff oven and microwave oven, dishwasher and fridge freezer. Built in Neff induction hob. Tiled splashbacks. Double glazed window to front elevation. Ceramic tile flooring. Porcelain tiled flooring with under floor heating. Open to living area which has large sliding doors to rear garden. Inset spotlights. Door to understairs storage cupboard.

Cloakroom

Comprising a close coupled WC and wash hand basin set in vanity unit. Opaque double-glazed window to the front elevation. Porcelain tile flooring with under floor heating.

First Floor Landing

Doors to bathroom, bedrooms two and three, airing cupboard and storage cupboard.

Bedroom Two

13' 10" into wardrobes x 11' 9" (4.22m into wardrobes x 3.58m)

Two double glazed windows to front elevation. Fitted wardrobes and storage. Inset spotlights.

Bedroom Three

13' 8" x 9' 4" (4.17m x 2.84m)

Engineered Oak flooring. Double glazed window and door onto Juliet balcony. Inset spotlights.

Bathroom

Comprising walk in shower with rainfall shower head and further shower, wash hand basin set in vanity unit, close coupled WC and large deluxe bath with waterfall taps. Porcelain flooring. Tiled walls. Heated towel rail. Inset spotlights.

Principal Bedroom

26' 1" max x 13' 10" (7.95m max x 4.22m)

Two double glazed windows to the front elevation. Engineered Oak flooring. Fitted range of wardrobes and cupboards. Inset spotlights. Double glazed Velux window to the rear elevation.

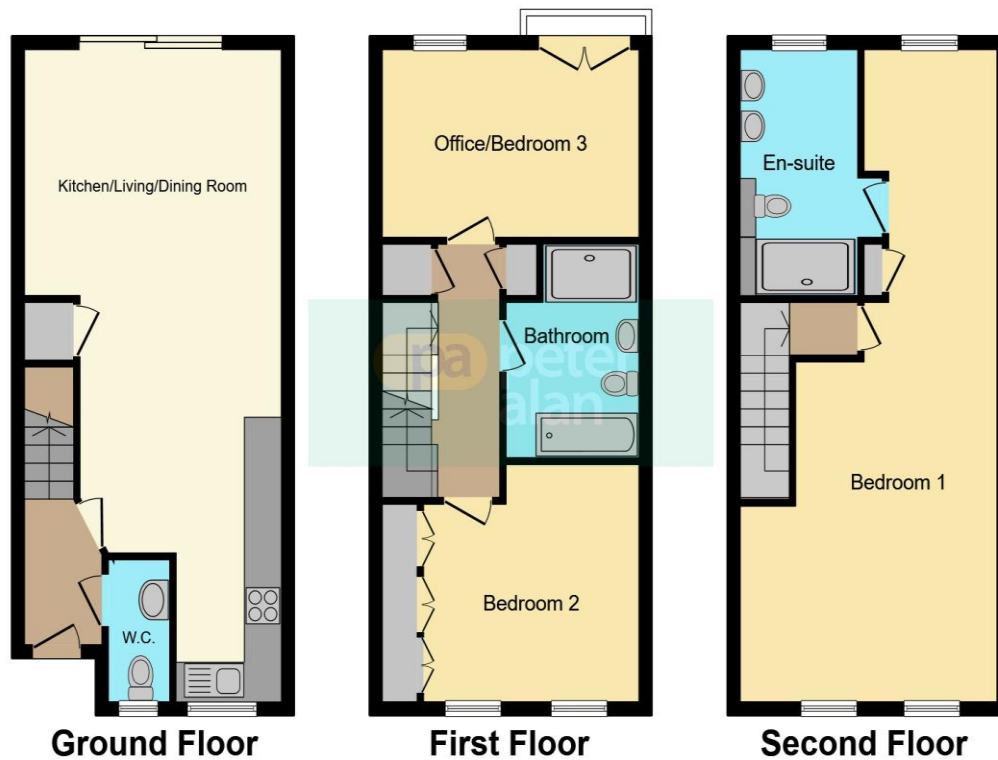
Ensuite Shower Room

Comprising double shower with rainfall shower and further shower. Concealed close coupled WC. Twin wash hand basins set in vanity unit. Porcelain tile flooring. Heated towel rail. Double glazed Velux window to the rear elevation. Heated towel rail.

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Floorplan



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