



The Juniper I
Amber Waterside, The Lakes. £575,000



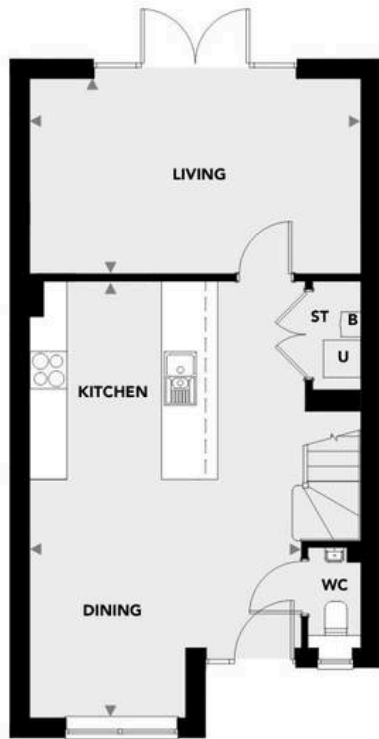


The Juniper I - House 143, Amber Waterside, The Lakes

Cranleigh

- Just launched - The Lakes at Amber Waterside
- Contemporary open plan kitchen/dining room
- 1053 sqft 3 bedroom, 2 bathroom home
- EPC: A. Energy efficient home with Solar PV
- Driveway parking and App controlled EV charging point
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitaryware
- Fitted wardrobes in main bedroom
- Quality kitchens with style and colour options
- Council Tax band: TBD
- Tenure: Freehold
- EPC Environmental Impact Rating: B
- Estate Management charge: £300 pa
- Please note: Computer generated images (CGIs) and show home photography are for illustrative purposes only.





GROUND FLOOR



FIRST FLOOR

THE JUNIPER I

1053 sqft

HOUSES 143, 159, 165, 201, 209, 218 & 225
(HOUSES 144, 202, 221 & 224 ARE A MIRROR IMAGE)

LIVING	5245 x 3095mm	17'2" x 10'1"
KITCHEN/DINING	6980 x 4275mm	22'10" x 14'0"
BEDROOM 1	3700 x 3600mm	12'1" x 11'9"
BEDROOM 2	3870 x 3130mm	12'8" x 10'3"
BEDROOM 3	3870 x 1995mm	12'8" x 6'6"

*Houses 224 & 225 have single garages

KEY:
W - Wardrobe
ST - Store
B - Boiler
U - Utility



Roger Coupe Land & New Homes Ltd

3 Bank Buildings, 151 High Street, Cranleigh - GU6 8BB

01483268555 • james@rogercoupe.com • www.rogercoupe.com/about-new-homes/