



ROSS BURBIDGE

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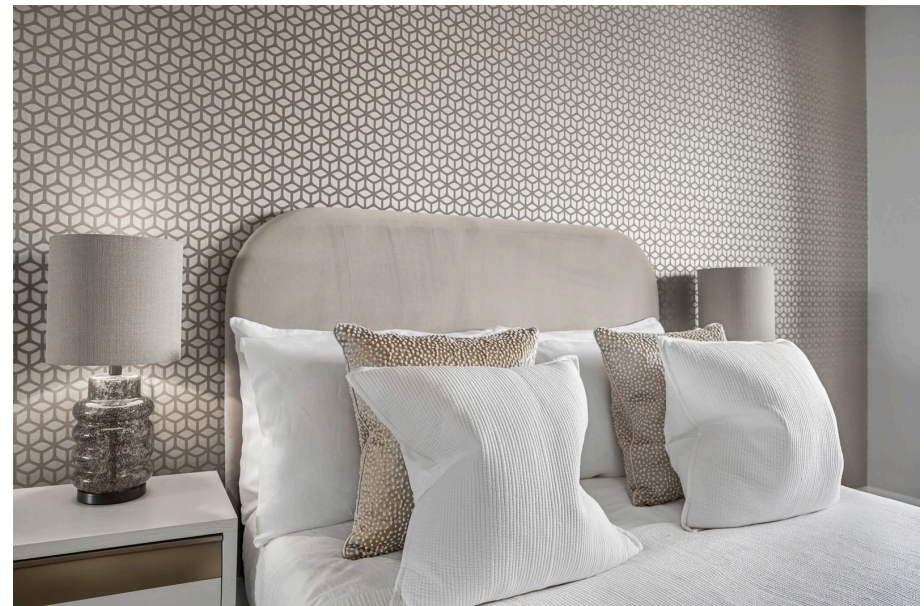
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07792 512 628

Apartment 4, 15, Hamilton Street, Charlton Kings

£185,000

1 1 1



Please Quote: RB1393 Ross Burbidge. A superbly designed one bedroom first floor apartment, forming part of an exclusive development of just 12 beautifully crafted homes by Cape Homes, ideally positioned in the heart of Charlton Kings.

Offering approximately 635 sq ft of thoughtfully planned accommodation, this impressive apartment combines contemporary design, high quality finishes and generous living space, making it an excellent choice for first time buyers, downsizers or those seeking a convenient lock up and leave home.

The standout feature is the impressive open plan kitchen, dining and living room, extending to approximately 26 feet in length. This wonderfully proportioned space provides plenty of room for comfortable seating, dining and entertaining. The beautifully appointed kitchen features contemporary cabinetry, quartz worktops and a range of integrated appliances, providing both practicality and a stylish finish.

The double bedroom is particularly well proportioned and benefits from a fitted wardrobe, while the contemporary shower room is finished with high quality sanitaryware and tiling. A useful additional storage cupboard completes the accommodation.

Throughout the apartment, considerable attention has been given to the quality of the finishes, use of space and energy efficiency, creating a home that is both attractive and practical. The development itself has been thoughtfully designed to provide an attractive residential setting, with secure communal access, cycle storage and carefully considered communal areas.

Location

Hamilton Street enjoys an excellent position in the heart of Charlton Kings, within easy reach of the area's popular cafés, independent shops, restaurants and everyday amenities.



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FOR SALE

A wide-angle view of a modern, empty apartment interior. The room features light gray walls, a white ceiling with recessed lighting, and dark wood-look laminate flooring. On the left, a white radiator is mounted against the wall. In the background, a kitchen area is visible with gray cabinetry, a white countertop, and a sink. A white door is open on the right side of the frame.

- Large One Bedroom
- SHOW HOME OPEN
- Chain Free
- ABC+ 10 Year Residential Warranty
- Communal Bin Storage
- Please Quote: RB1393 Ross Burbidge
- Cape Homes Built
- Stunning Kitchen and Bathroom
- 250 Year Lease
- Motion Sensor Lighting to Communal Hallways

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive 2002/91/EC

