



ROSS BURBIDGE

exp

@ ross.burbidge@exp.uk.com

rossburbidge.exp.uk.com

07792 512 628

Apartment 5, 15 Hamilton Street, Charlton Kings, GL53
£285,000

 2  2  1



Please Quote: RB1393-Ross Burbidge- A stunning two double bedroom top floor apartment, forming part of an exclusive development of just 12 individually designed homes by Cape Homes in Charlton Kings. Finished to an exceptional standard throughout, the property offers approximately 807 sq ft of beautifully designed accommodation, with high quality fittings and a spacious open plan living area.

The accommodation is accessed via a welcoming entrance hallway with a useful storage cupboard. The impressive kitchen, dining and living room provides a wonderful space for both relaxing and entertaining, with plenty of natural light. The contemporary kitchen features stylish cabinetry, quartz worktops and a range of integrated appliances, including an oven, dishwasher and refrigeration.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a beautifully appointed ensuite bathroom. The second bedroom includes a fitted wardrobe and is served by a separate, stylish shower room.

The apartment has been carefully designed to maximise space and natural light, with a practical layout and an excellent standard of finish throughout. Further benefits include a high efficiency electric heating and hot water system, Sky Q connectivity and a 10 year residential warranty.

The Development

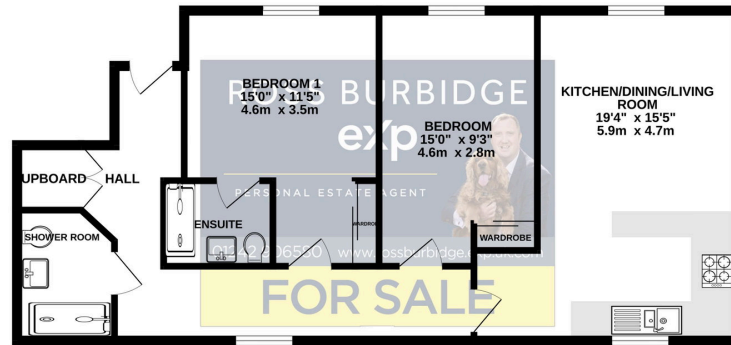
Built by Cape Homes, this exclusive development comprises just 12 individually designed homes, incorporating a mixture of apartments and bungalows.

The specification includes high quality kitchens with integrated appliances, premium sanitaryware, Spanish porcelain tiling and contemporary finishes throughout.

Residents also benefit from secure communal door entry, dedicated cycle storage, communal bin storage and motion sensor lighting to the communal hallways, front entrance and communal areas.

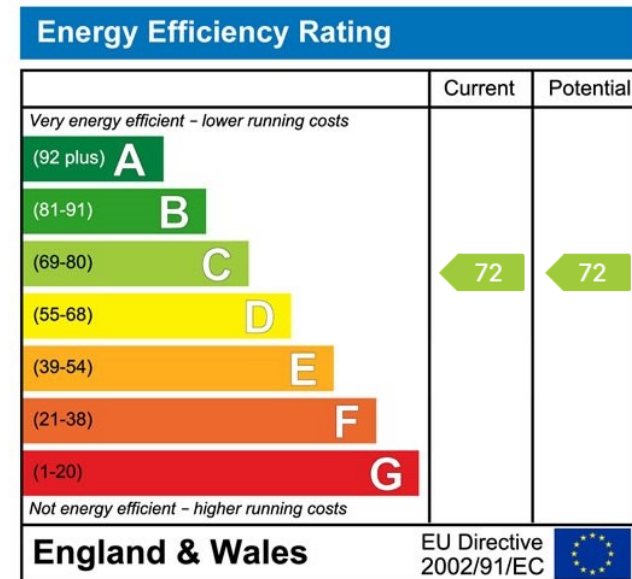


1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Mergim 12/2019

- Two Bedroom Upper Floor Apartment
- Please Quote: RB1393-Ross Burbidge
- 250 Year Lease
- Move In Before Christmas
- No Chain
- SHOW HOME OPEN-CONTACT ROSS FOR A VIEWING
- Kitchen Appliances: Integrated Oven, Dishwasher and Refrigeration
- Developer: Cape Homes
- Village Location
- Wonderful Views



eXp World UK Limited is a registered company at c/o Corporation Service Company (UK) Limited, 114 St. Martin's Lane London WC2N 4BE.

Registered company number is 12016573. VAT Registration Number is 327 4120 29