

23 Willicombe Park



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Two bedroom cottage

A spacious two bedroom cottage with a large lounge/diner with direct access to private patio garden. Upstairs, both bedrooms have built in wardrobes with the main bedroom benefitting from an en suite, there is an additional bathroom on the first floor and shower room on the ground floor.

- Requires refurbishment and redecoration
- Two double bedrooms with en suite to main bedroom
- Lounge with direct access to private patio garden
- Bedrooms with fitted wardrobes
- Fitted kitchen with integrated appliances including fridge, freezer, oven and dishwasher
- Parking nearby
- Vacant possession
- Guest suite available for family and friends

£395,000 (other fees apply)

Monthly management fee: £1019.75

Annual ground rent: £200

Council Tax: D

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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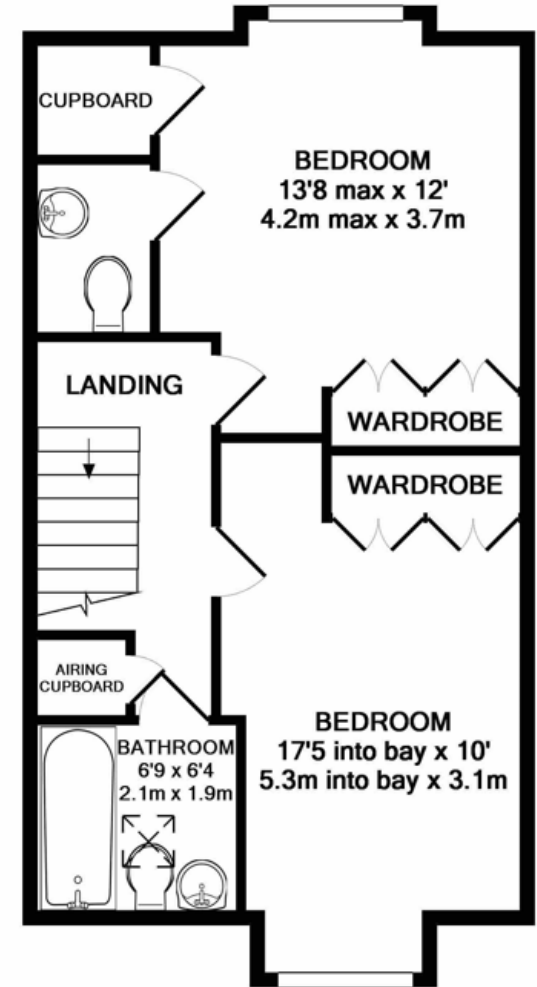
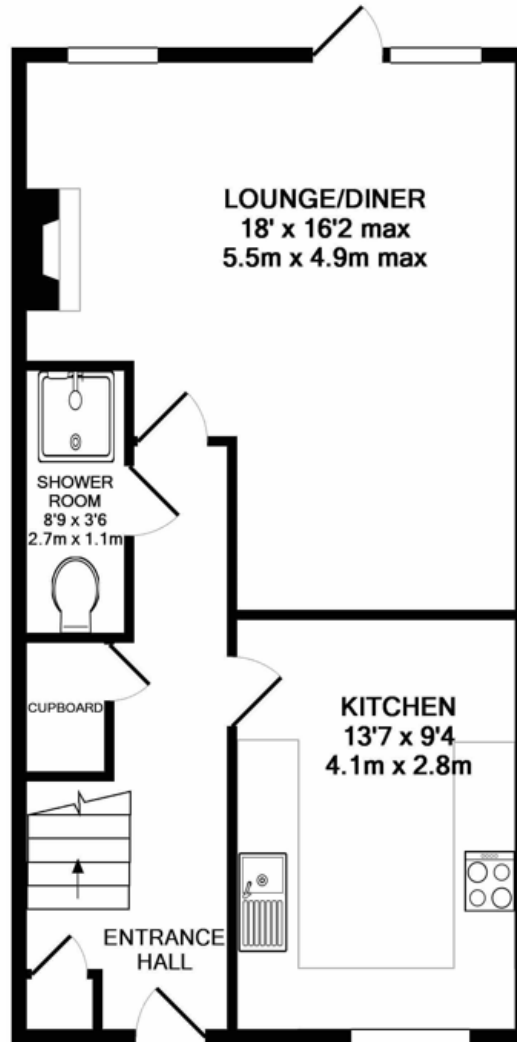


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Internal Measurements	Metric (m)	Imperial (ft)
Lounge/Diner	4.5 x 3.8	14'10" x 12'7"
Kitchen	3.8 x 2.4	12'7" x 7'1"
Dining room	4.6 x 3.2	15'2" x 10'6"
Study	3.6 x 2.3	11'8" x 7'7"
Main Bedroom	6.3 x 3.8	20'6" x 12'7"
Bedroom 2	6.3 x 3.2	20'6" x 10'6"
Total Sq. Ft:	981	

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office.
March 2024

