

6 Selman Way



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Two bedroom ground floor apartment

A lovely two bedroom apartment that is conveniently located on the ground floor of Selman Way. The property enjoys a well-appointed main bedroom with fitted wardrobes and an en suite shower room with Villeroy & Boch sanitaryware. There is a large living/dining room area that offers direct access to the private south-facing terrace via the dual French doors

Property specifications

- Ground floor apartment
- Separate SieMatic kitchen with integrated Neff appliances and Corian worksurfaces
- Main bedroom with fitted wardrobes and an en suite shower room
- Guest bedroom and bathroom
- Private south-facing terrace
- Allocated parking space

Guide Price £650,000 (other fees apply)

Monthly management fee £1079.59
Annual ground rent £500
Bistro credit: £69.65

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

Council Tax band: E

Viewing by appointment with the sales office.

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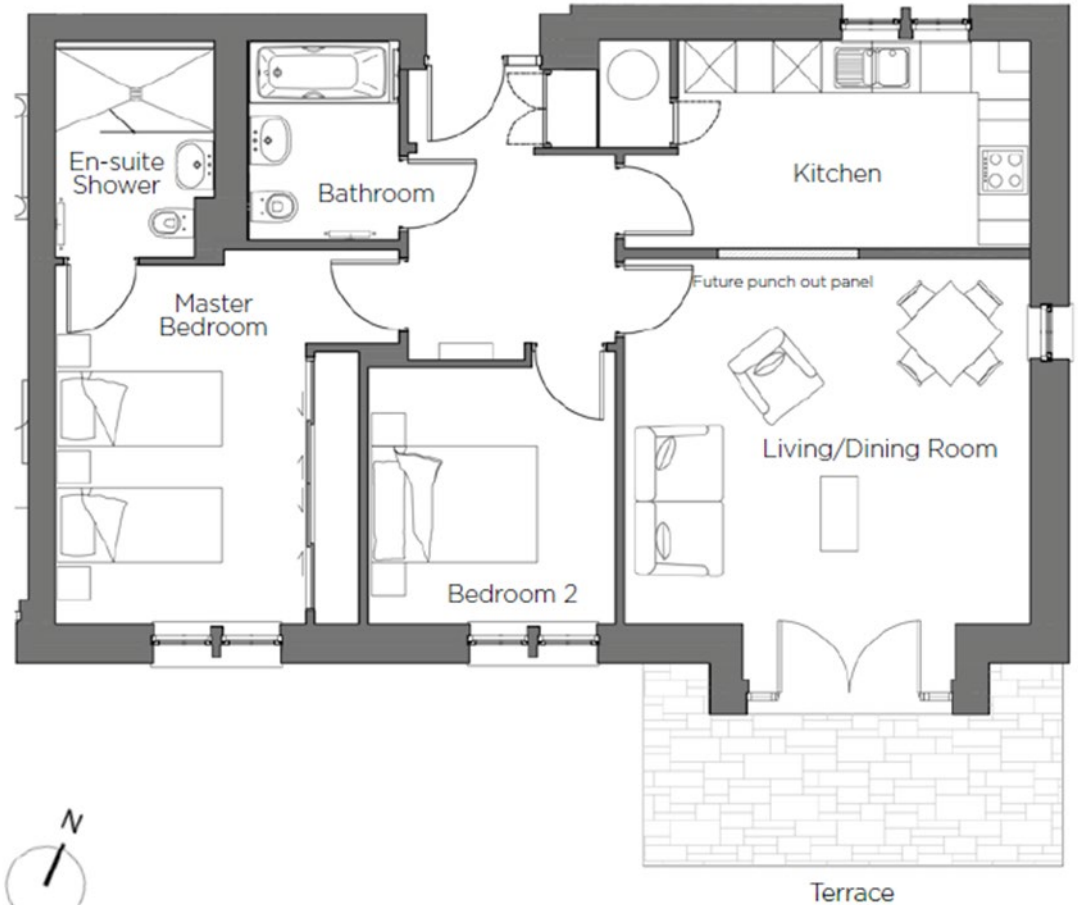


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Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	4.91 x 4.43	16'1" x 14'6"
Kitchen	4.26 x 2.50	14'0" x 8'2"
Main Bedroom	4.35 x 3.03	14'3" x 9'11"
Bedroom 2	3.11 x 3.00	10'2" x 9'10"
Total sq ft 908		

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	85 B	85 B
69-80	C		
55-68	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. October 2023

