

12 Padgett Court



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Two bedroom first floor apartment

A beautiful south-facing property with a kitchen opening into a living/dining room with a Juliet balcony. The main bedroom benefits from an en suite and fitted wardrobes. The property has a large second bedroom and a family bathroom.

Property specifications

- Main bedroom with en suite and fitted wardrobes
- Second double bedroom
- Family bathroom
- Modern, fully-integrated kitchen including dishwasher, washer/dryer, microwave, oven & hob
- South facing views and Juliet balcony in living/dining room

Guide Price £350,000 (other fees apply)

Monthly management fee £983.63

Ground rent: £500

Bistro credit £83.62

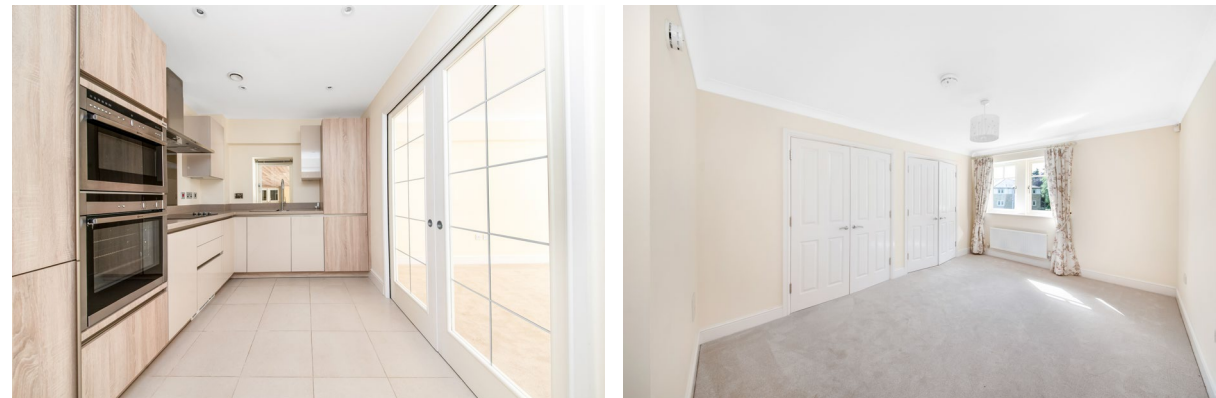
Council Tax band: E

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

Viewing by appointment with the sales office.

01943 498 248

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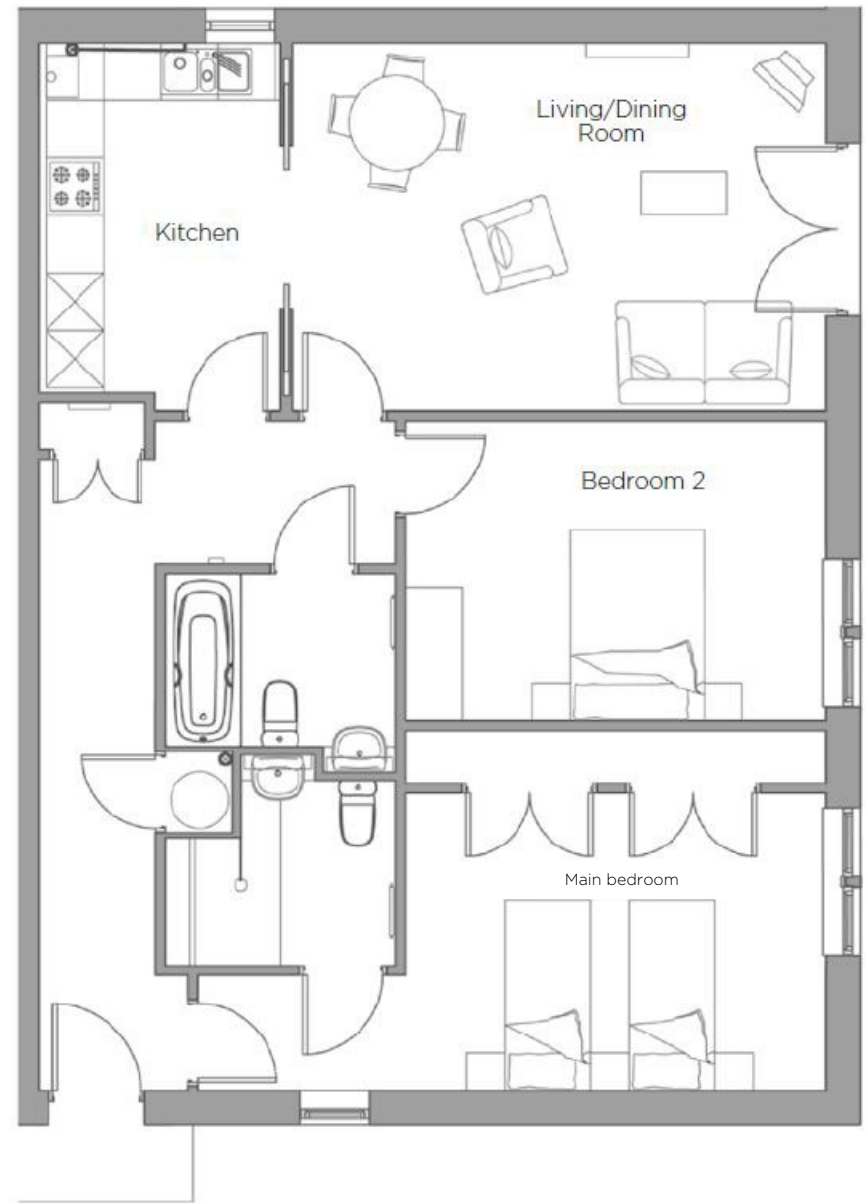
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Internal Measurements Metric (m) Imperial (ft)

Kitchen	3.67 x 2.53	12'0" x 8'3"
Living/Dining room	5.58 x 3.85	18'3" x 12'8"
Main bedroom	4.39 x 3.12	14'5" x 10'3"
Bedroom 2	4.39 x 3.14	14'5" x 10'3"

Total sq. ft: 978

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. December 2023.

