

7 Kirkeby Court



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Two-bedroom ground floor apartment

A well-presented, spacious ground floor apartment with two double bedrooms, private terrace and courtyard garden views. The main bedroom benefits from double fitted wardrobes and an en suite with walk in rain head shower and Villeroy & Boch sanitaryware. There is an additional bathroom with shower over the bath. The open plan kitchen includes integrated appliances and features an island and large pantry cupboard.

Property specifications:

- South-west facing apartment with courtyard garden views
- Open plan living with French doors leading out to private terrace
- Two bathrooms, including en suite to main bedroom with fitted Villeroy & Boch sanitary ware.
- Modern kitchen with integrated appliances including fridge, freezer, combination oven, Slide & Hide Circo Therm oven, dishwasher and washer dryer.

Guide Price £575,000.00 (other fees apply)

Monthly management fee: Option 2 £539.13
Council Tax Band: 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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Internal Measurements

Living room and kitchen

Metric (m)

7.23 x 6.54

Imperial (ft)

23'9" x 21'5"

Main Bedroom

4.20 x 3.77

13'9" x 12'4"

Bedroom 2

3.53 x 3.05

11'7" x 10'0"

Study

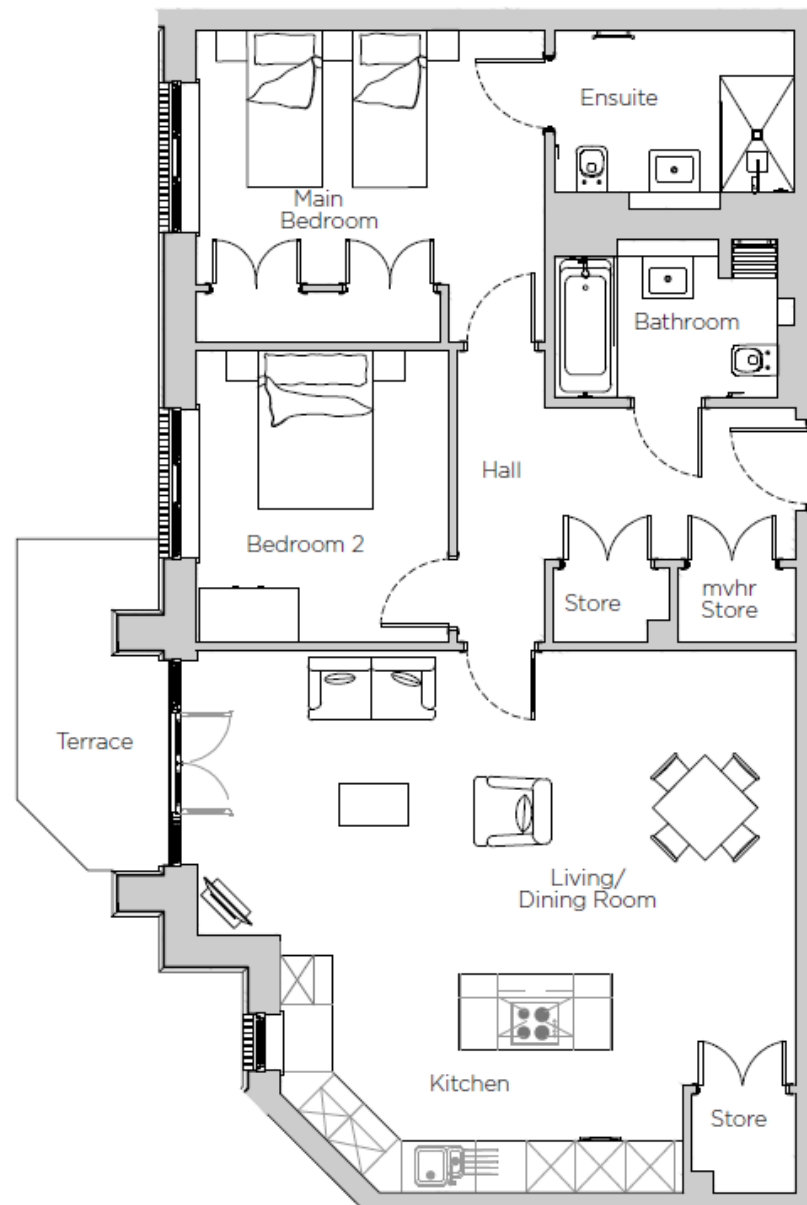
4.00 x 1.84

13'1" x 6'0"

Total Sq.Ft : 1,058

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	84 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. These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. March 2024

