

7 Selman Way



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Two bedroom apartment

A charming first floor, two double bedroom apartment with doors opening from the living room to a private southwest facing balcony. The large main bedroom has an en suite shower room and double built-in wardrobes. The fully equipped SieMatic kitchen has Corian worktops and integrated appliances. Prime location close to the main building with an easy walk to the main restaurant and leisure facilities.

Property specifications

- Integrated appliances in the kitchen include oven, microwave, hob, fridge freezer, and dishwasher
- Separate utility room for washing machine/dryer and additional storage
- Main bedroom with fitted wardrobes and ensuite shower room with Villeroy & Boch sanitaryware
- 2nd bedroom with built-in office furniture
- First floor apartment, with lift access
- Allocated car parking space



Guide Price £649,500 (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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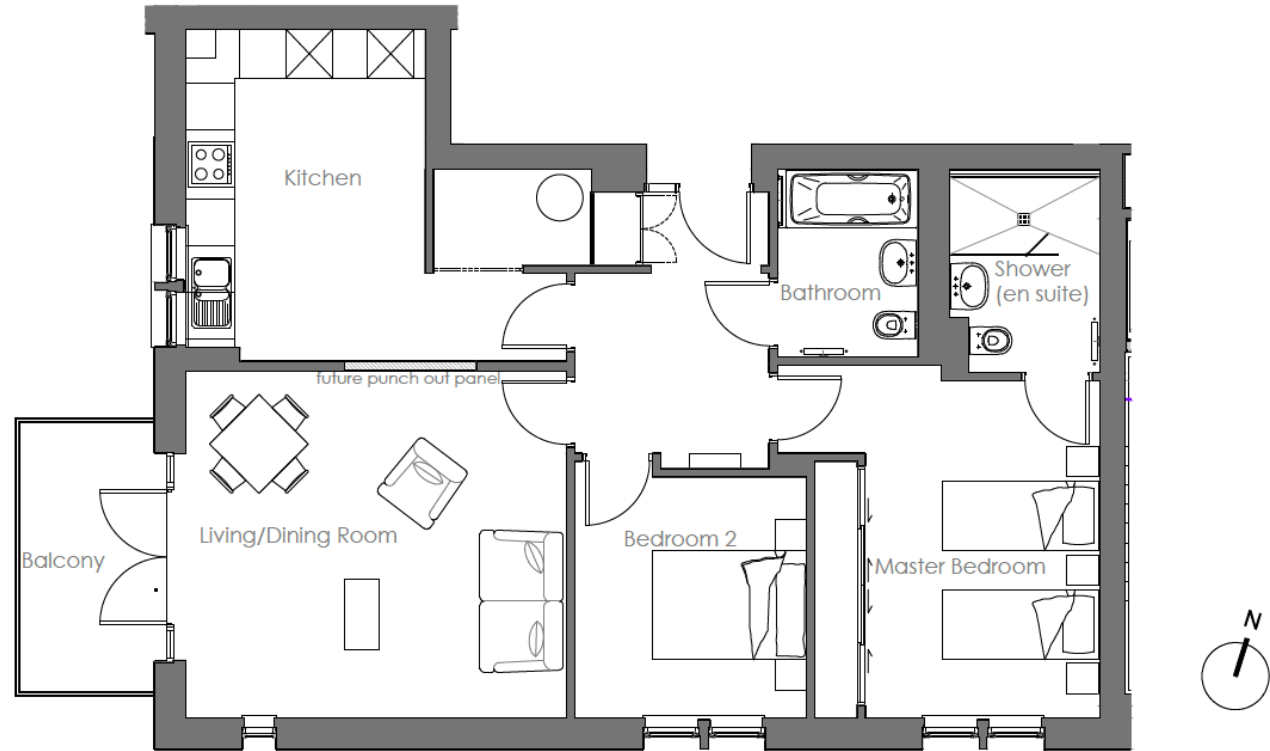
Internal Measurements

	Metric (m)	Imperial (ft)
Living Room	4.91 x 4.47	16'1" x 14'8"
Kitchen	4.28 x 3.09	14'0" x 10'1"
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 950

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. September 2023

