

16 Garden Walk



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Two Bedroom Cottage

This modern thoughtfully designed and updated 2-bedroom cottage is surrounded by a beautiful walled garden.

The ground floor comprises of a large hallway, lounge, dining room, study, WC and kitchen/breakfast room.

To the first floor the hallway offers built in storage, main bedroom with ensuite shower room and second double bedroom with ensuite bathroom. A large patio to the rear offers stunning views across the landscaped gardens of Garden Walk.

Property specifications

- Main bedroom with built-in Sharps wardrobes and modern ensuite with Mira shower.
- Spacious living room with multiple aspects.
- Second bedroom with ensuite Novellini walk-in bath and Mira shower.
- Modern kitchen with underfloor heating and updated high end appliances including Samsung dual oven, Liebherr free standing fridge and under counter freezer and Miele washing machine.
- American style fridge/freezer also included in the sale.
- Amtico flooring to hallways, kitchen and bathrooms.
- Separate and versatile dining room.
- Study with built-in desk/work surfaces and additional storage
- Spacious hallway with large storage cupboard and Blomberg 8kg heat pump tumble dryer.

Guide Price £650,000 (other fees apply)

Monthly management fee: £965.41

Annual ground rent: £250

Monthly Bistro credit: £83.63

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

Council Tax Band: F

Viewing by appointment with the sales office.

01622 737 279

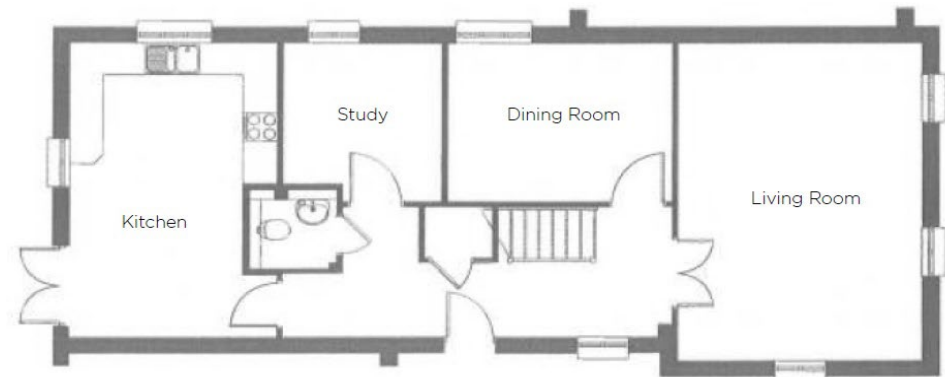
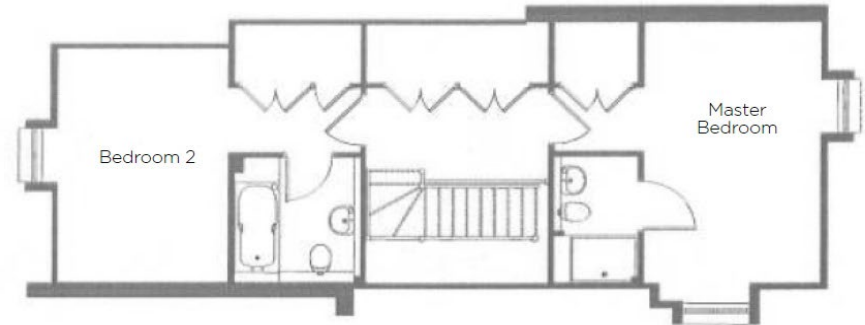
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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	5.95 x 4.35	19'6" x 14'3"
Kitchen	5.50 x 3.65	18'1" x 12'1"
Main Bedroom	5.30 x 3.35	17'5" x 11'0"
En suite	2.13 x 1.50	7'0" x 5'0"
Bedroom 2	5.40 x 3.35	17'10" x 10'3"
Bathroom	2.46 x 2.3	8'1" x 7'7"
Study	2.00 x 2.85	9'3" x 9'7"
Dining Room	4.00 x 2.85	13'1" x 9'7"
Total Sq.Ft 1615		

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	82 B	89 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. March 2024

