

36 Willicombe Park



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A spacious two-bedroom ground floor maisonette with outside space, close proximity to the main house with its facilities.

Accommodation comprises of a spacious lounge/diner, fitted kitchen, main bedroom with ensuite shower/wc, a second bedroom and a family shower/wc off the hallway. Free parking is provided nearby.

Property specification

- Spacious main bedroom with en suite shower
- Separate kitchen with integrated appliances including fridge, freezer, oven and dishwasher
- Large double aspect lounge-diner
- Outside terrace/space
- Double glazed and centrally heated
- Family bathroom with shower

£370,000 (other fees apply)

Monthly management fee: £1028.38

Annual ground rent: £200

Council Tax: 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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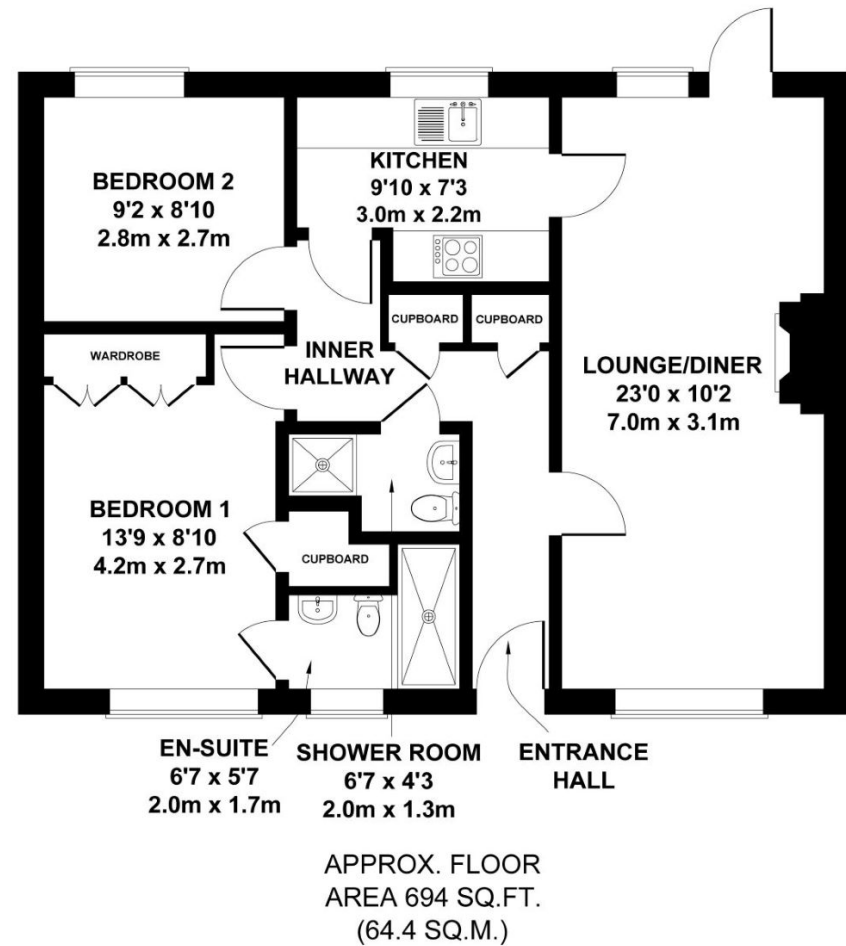
36 Willicombe House

Internal Measurements	Metric (m)	Imperial (ft)
Main bedroom	4.2 x 2.7	13'9" x 8'10"
Kitchen	3.0 x 2.2	9'10" x 7'3"
Lounge-diner	7.0 x 3.1	23'0" x 10'2"
Bedroom two	2.8 x 2.7	18'4" x 14'9"

Total Sq. Ft: 694

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		
69-80	C	73 c	75 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

