

The Lodge



The Lodge

Three-bedroom gate house

An opportunity has arisen to purchase this stunning, unique gate house with its own private south west-facing rear garden with patio area. Comprising of lounge, dining room and kitchen with integrated Neff appliances and underfloor heating, a cloakroom and study/ground floor bedroom. The two bedrooms are on the first floor with the main bedroom having built in wardrobes and a 4-piece bathroom suite.

Property specifications

- Spacious entrance hall
- Sitting room with feature fireplace, built in cupboard and bay window
- Study/bedroom three
- SieMatic kitchen with integrated appliances including Neff Fridge/Freezer, Neff dishwasher, Neff Microwave combination oven and Neff fan assisted oven
- Two Bedrooms
- Four piece suite comprising bath with low flush WC, wash hand basin and walk in shower
- Allocated parking space

£300,000 (other fees apply)

Monthly management fee £974.97

Annual ground rent £500

Bistro Credit £88.45

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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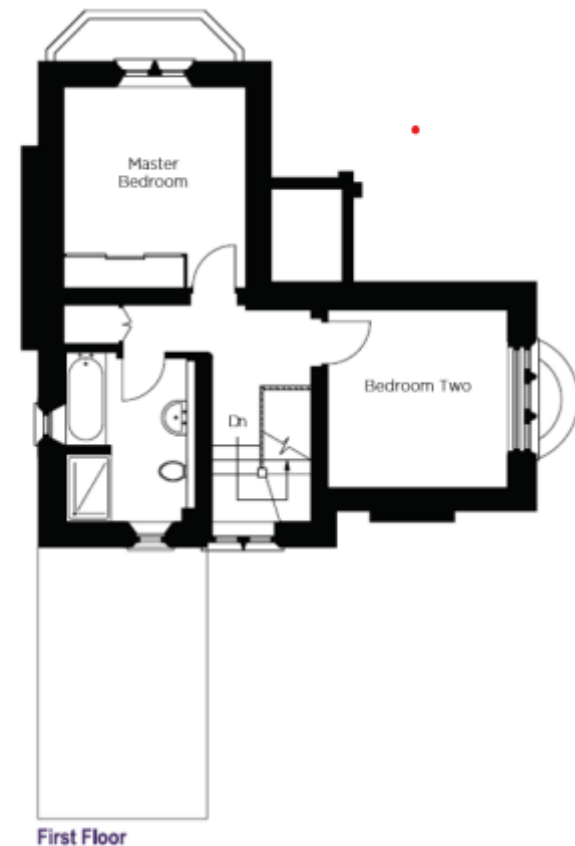
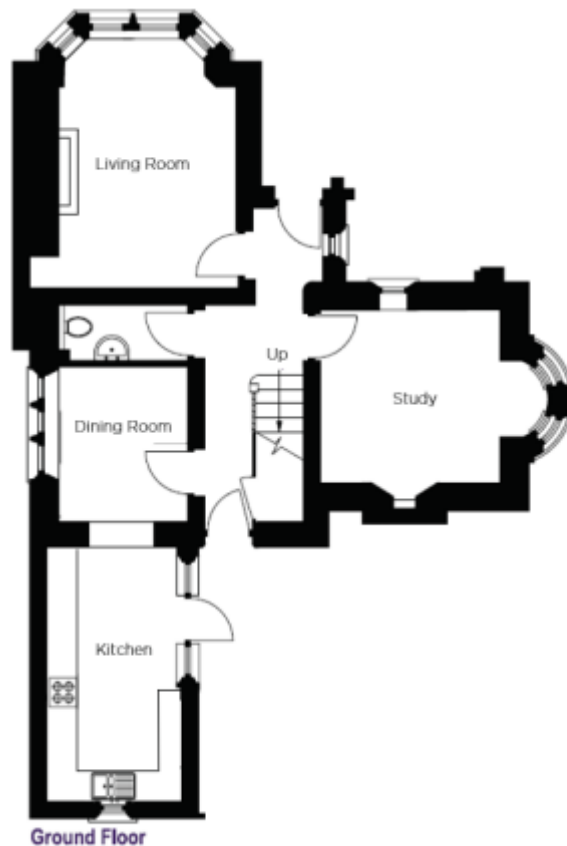
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Internal Measurements	Metric (m)	Imperial (ft)
Living Room	4.35 x 3.65	14"4 x 12"1
Kitchen	4.68 x 2.70	15"3 x 8"10
Dining Room	2.80 x 2.30	9"2 x 7"6
Study/Bedroom Three	3.25 x 3.15	10"8 x 10"3
Main Bedroom	3.55 x 3.15	11"8 x 10"4
Bedroom Two	3.25 x 3.15	10"8 x 10"3

Total Sq. Ft 1,044

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
69-80	C		
55-68	D	60 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. April 2024

