

1 Kirkeby Court



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A well-presented, spacious ground floor apartment with two double bedrooms and private terrace. The main bedroom benefits from double fitted wardrobes and an en-suite with walk in rain head shower and Villeroy & Boch sanitaryware. There are two spacious storage cupboards in the hall along with a further guest bathroom with shower over bath.

Property specifications:

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

Guide Price £565,000.00 (other fees apply)

Monthly management fee: Option 2 - £539.12

Ground rent - £500 per annum

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.

01794 278303

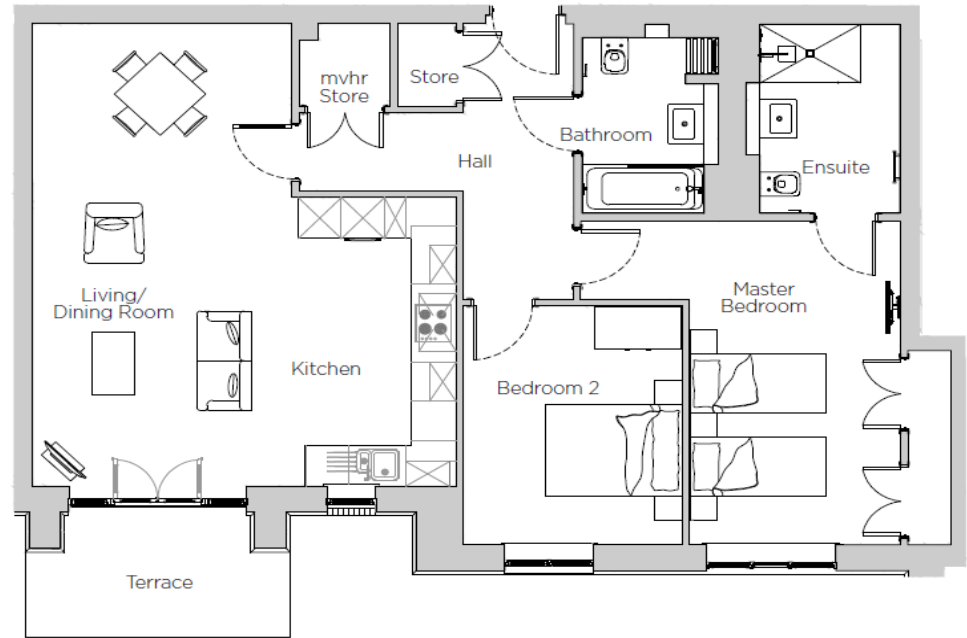
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Internal Measurements	Metric (m)	Imperial (ft)
Living room and kitchen	7.10 x 5.90	23'4" x 19'4"
Main Bedroom	4.97 x 4.46	16'4" x 14'8"
Bedroom 2	3.67 x 3.05	12'0" x 10'0"
Terrace	3.70 x 2.00	12'2" x 6'7"
Total Sq.Ft : 1,016		

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. Designs vary according to plot and all details should be checked at the Sales office. March 2024

