

23 Beech Court



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This beautiful, spacious penthouse benefits from light and airy aspect throughout. Accommodation comprises of a large lounge-dining room, kitchen-breakfast room, utility room, main bedroom with ensuite, a further second double bedroom, and family bathroom. The penthouse offers a spacious south facing balcony with southerly views of the village and park.

Property specification

- Kitchen-breakfast room with integrated appliances including oven, microwave oven, fridge freezer and dishwasher
- Separate utility room with washer dryer
- Light and sunny spacious lounge-dining room
- Main bedroom with ensuite
- Additional family bathroom /wc
- Southerly balcony with stunning views
- Double glazing and gas central heating
- Parking within close proximity (accessible via lift)
- Vacant possession

£775,000 (other fees apply)

Monthly management fee: £1286.24

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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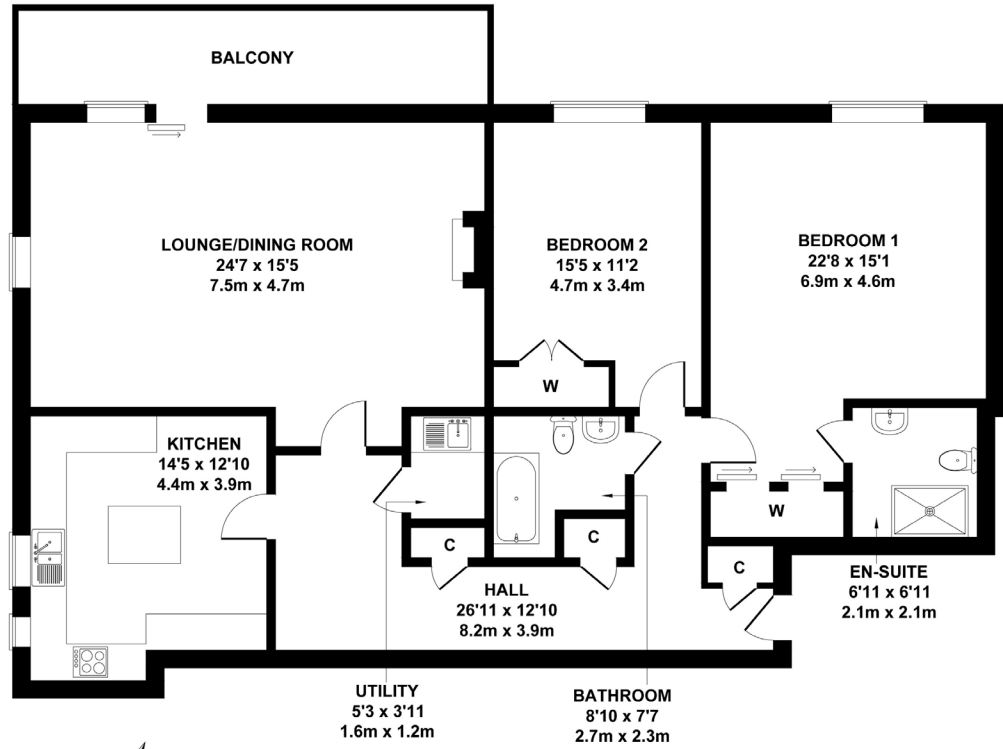


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Internal Measurements	Metric (m)	Imperial (ft)
Lounge-dining room	7.5 x 4.7	24'7" x 15'5"
Kitchen-breakfast room	4.4 x 3.9	14'5" x 15'5"
Main bedroom	6.9 x 4.6	22'8" x 15'1"
Bedroom two	4.7 x 3.4	15'5" x 11'2"
Hall	8.2 x 3.9	14'5" x 12'10"
Bathroom	2.7 x 2.3	8'10" x 7'7"

Total Sq. Ft: 1,422

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



APPROX. FLOOR AREA 1422 SQ.FT. (132.1 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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

