

# 4 St Elphin's House



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### Two bedroom apartment

This lovely two-bedroom apartment is conveniently located within the main St Elphin's House. It offers high ceilings and original feature windows and direct access to all the village facilities.

#### Property specifications

- Spacious living room with patio doors opening onto the large terrace balcony.
- Fitted Alno kitchen with integrated appliances which include oven, microwave, washer dryer, fridge/freezer and dishwasher.
- Main bedroom with en-suite shower room
- Second bedroom and bathroom with separate shower cubicle.
- Allocated parking space

Price **£400,000** (other fees apply)

Monthly management fee £964.79

Annual ground rent £250

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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Internal photos coming soon

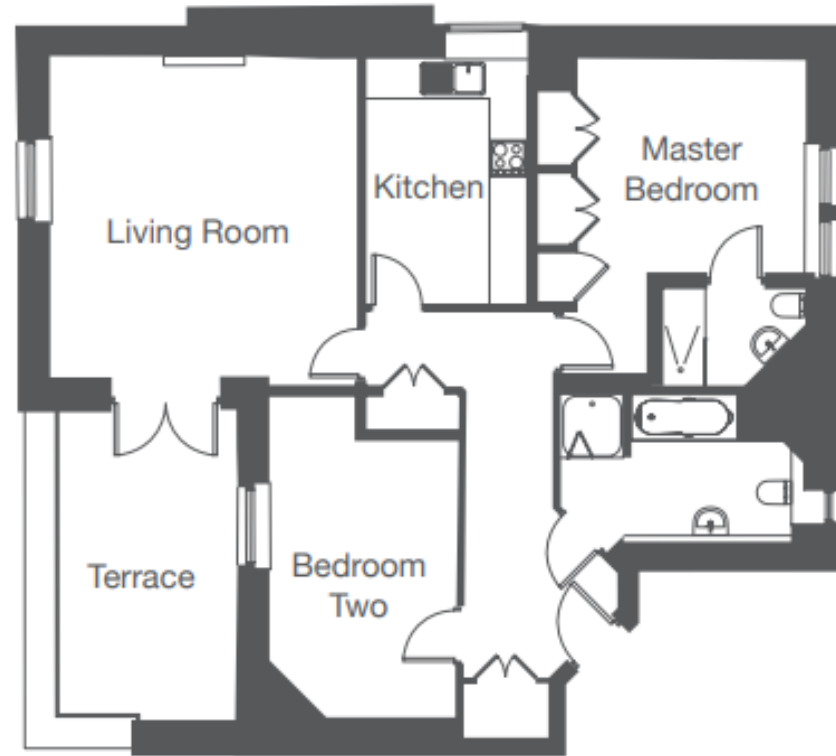
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## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	5.20 x 4.90	17'10" x 16'0"
Kitchen	3.90 x 2.60	12'9" x 8'5"
Main Bedroom	5.20 x 4.30	17'02" x 14'1"
Bedroom 2	5.10 x 3.00	16'8" x 9'10"

Total Sq. Ft 959

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	81   B	81   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

