

17 Lime Tree Court



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Terraced cottage

A very well presented property comprising sizeable living accommodation arranged over two floors - with desirable access to a private and enclosed westerly aspect terrace.

Internally, there is a generous sized living room with extra understairs storage cupboard, a modern kitchen diner with integrated appliances (including oven, microwave grill, fridge freezer, washer dryer and dishwasher), two double bedrooms including en suite to the main bedroom and also a separate bathroom and ground floor W.C.

Property specifications

- Well presented cottage
- Access to private enclosed terrace
- Modern kitchen diner
- Integrated kitchen appliances
- Sizeable living room with storage cupboard
- Two double bedrooms inc. En Suite to main
- Separate bathroom & ground floor W.C
- Stair lift fitted (Can be included in sale)

Guide Price £725,000 (other fees apply)

Monthly management fee £1055.43

Bistro credit £77.96

Annual ground rent £500

Council Tax Band: F

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 Measurements

	Metric (m)	Imperial (ft)
Living Room	5.51 x 3.24	18'1" x 10'8"
Kitchen Diner	5.74 x 2.69	18'10" x 8'10"
Main bedroom	3.90 x 3.36	12'10" x 11'
Bedroom two	3.50 x 2.36	11'6" x 11'

Total Sq. ft 1028

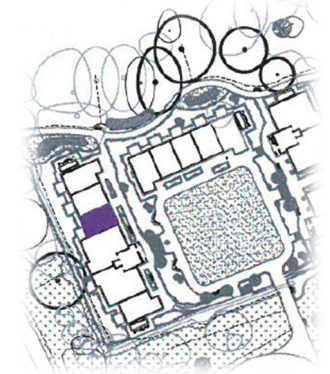
Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	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

