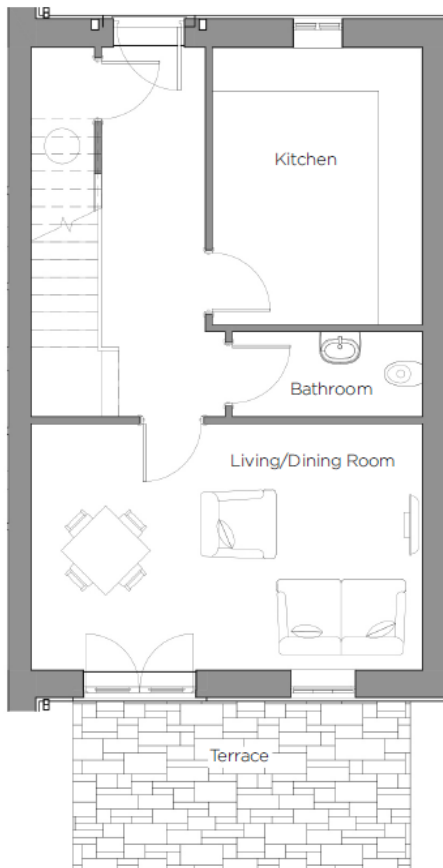


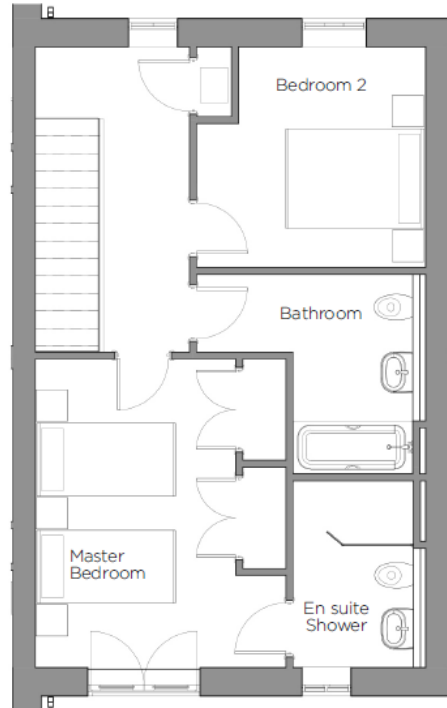
Audley St Elphin's Park

19 Pollard Way
Two bedroom new build cottage

MOVE FOR FREE
PACKAGE INCLUDED



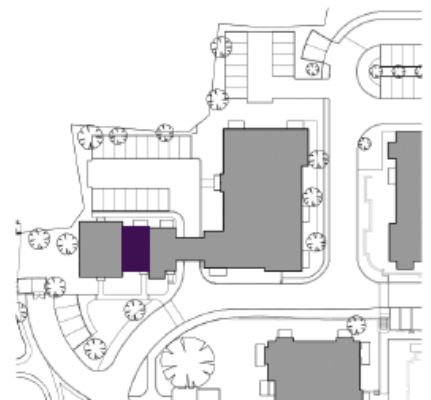
Ground Floor



First Floor



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.57 x 3.51	18'3" x 11'6"
Kitchen	3.95 x 2.99	12'11" x 9'10"
Master Bedroom	4.4 x 2.86	14'5" x 9'5"
Bedroom 2	3.27 x 3.15	10'9" x 10'4"
Terrace (approx)	4.8 x 2.4	15'9" x 7'10"



Audley St Elphin's Park
Dale Road South, Darley Dale, Matlock DE4 2RH
01629 733 337 stelphinssales@audleyvillages.co.uk

Built in wardrobes in bedrooms have not been included in the overall dimensions.
Maximum measurements shown. These pages are intended for marketing purposes only.
Designs vary according to plot and all details should be checked at the Sales office.
November 2017



Audley St Elphin's Park

19 Pollard Way
Two bedroom new build cottage

FINAL REMAINING
NEW BUILD COTTAGE



Two Bedroom New Build Cottage

This special two bedroom dual aspect cottage is set across two floors and enjoys stunning views of the surrounding countryside. Downstairs has a spacious SieMatic kitchen, a living/dining room that has patio doors leading out onto the south-west facing terrace and a WC. Upstairs has a spacious master bedroom with a Juliet balcony and an en suite shower room, a second double bedroom with hillside views and a luxury Villeroy & Boch bathroom.



Property specifications

- Set across two floors with dual aspect positioning
- Large living/dining room opens out onto a terrace
- Spacious SieMatic kitchen with hillside views
- Large master bedroom with a Villeroy & Boch walk-in en suite shower
- Luxury second bathroom
- Second double bedroom with beautiful views
- Curtains and light fittings included



£385,000 (other fees apply)

Move for free package included

Monthly management fee £750.09

Annual ground rent £500

Viewing by appointment with the sales office.