

# Audley St Elphin's Park

19 Pollard Way  
Two bedroom new build cottage

MOVE FOR FREE  
PACKAGE INCLUDED



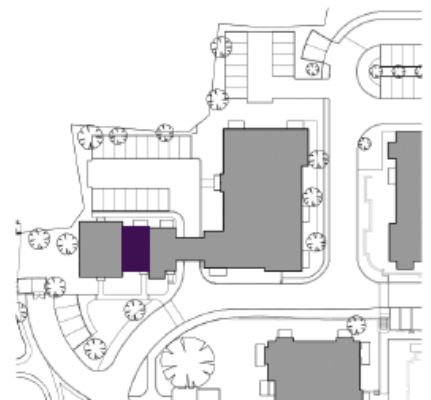
Ground Floor



First Floor

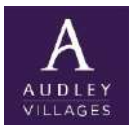


Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.57 x 3.51	18'3" x 11'6"
Kitchen	3.95 x 2.99	12'11" x 9'10"
Master Bedroom	4.4 x 2.86	14'5" x 9'5"
Bedroom 2	3.27 x 3.15	10'9" x 10'4"
Terrace (approx)	4.8 x 2.4	15'9" x 7'10"



Audley St Elphin's Park  
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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.  
April 2019



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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, set across two floors, enjoys stunning hillside views. 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 boasts a luxury Villeroy & Boch bathroom, a spacious master bedroom with a Juliet balcony and en suite shower room, and a second double bedroom with hillside views.



### 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)

**\*FINAL REMAINING NEW BUILD COTTAGE\***

**\*MOVE FOR FREE PACKAGE INCLUDED\***

Monthly management fee £750.09

Annual ground rent £500

Photos for illustration purposes only

Viewing by appointment with the sales office.

