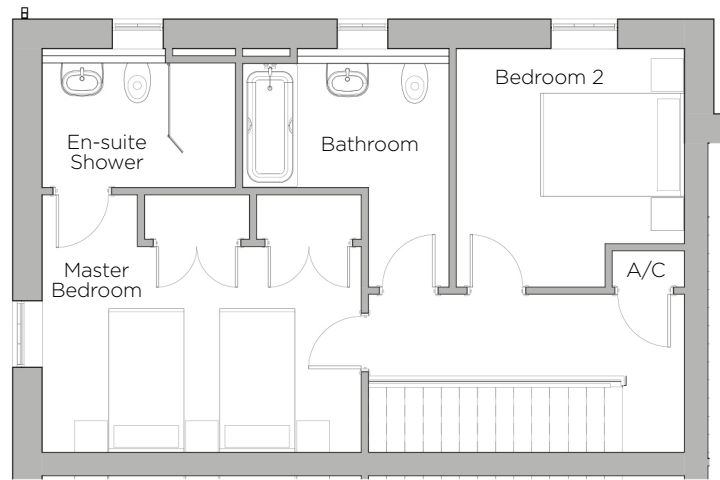
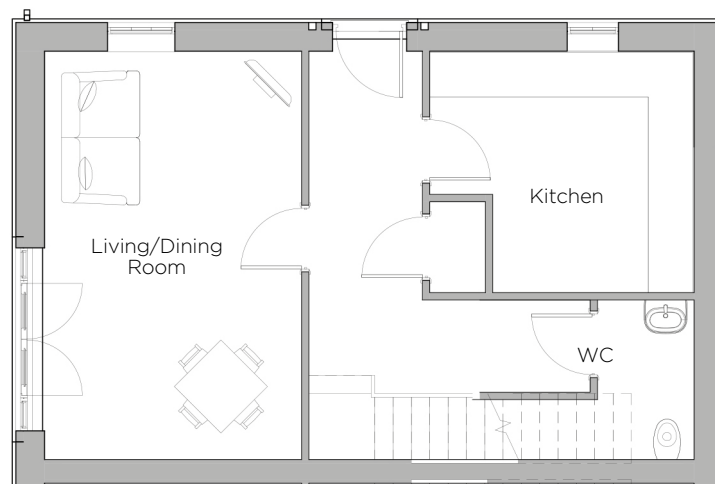


# Audley St Elphin's Park

20 Pollard Way  
Two Bedroom Cottage, Pre-owned Property

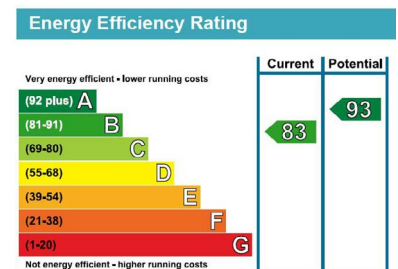


First Floor



Ground Floor

Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.57m x 3.51m	18'3" x 11'6"
Kitchen	3.61m x 3.30m	11'10" x 10'10"
Master Bedroom	4.40m x 2.84m	14'5" x 9'4"
Bedroom 2	3.30m x 3.15m	10'10" x 10'4"



Audley St Elphin's Park  
St Elphin's Park, Dale Road South, Darley Dale, Matlock DE4 2RH  
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[www.audleyvillages.co.uk](http://www.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.  
May 2018



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Two Bedroom Cottage, Pre-owned Property



## 2 Bed dual aspect cottage

This two bedroom dual aspect cottage across two floors enjoys stunning hillside views. Privately situated, just minutes away from St Elphin's House. The property features luxury Villery & Bosh bathrooms, SieMatic kitchen with integrated fridge-freezer, washer-dryer, microwave, cooker and dishwasher.

Property specifications:

- Living / Dining room with built in storage and French doors opening on to the terrace
- Hallway with fitted shelving and a Downstairs WC
- South West facing terrace with beautiful hillside views
- Master bedroom with fitted wardrobes and Villeroy & Boch walk in shower En-suite
- Second double bedroom with wonderful views
- Separate master bathroom
- Allocated parking

**Price £425,000 (other fees apply)**

Monthly Management Fee £730.37

Annual Ground Rent £500

Viewings by appointment with the sales office

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