

21 Kirkeby Court



Two bedroom first floor apartment

A well-presented, spacious first floor apartment with two double bedrooms, balcony and courtyard garden views. The main bedroom benefits from double fitted wardrobes and an en-suite shower room with walk in rainfall shower and Villeroy & Boch sanitaryware. There is an additional bathroom with shower over the bath. The open plan kitchen includes integrated appliances and features an island and large pantry cupboard with power and light.

Property specifications:

- South-west facing apartment with courtyard garden views
- Open plan living with glazed door leading to private balcony
- Two bathrooms, including en-suite to main bedroom with fitted Villeroy & Boch sanitary ware.
- Modern kitchen with integrated appliances including Neff fridge, freezer, combination oven, Slide & Hide Circo Therm oven, dishwasher and Bosch washer dryer.

Guide Price **£575,000.00** (other fees apply)

Monthly management fee: Option 1 - £993.32

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 Measurements

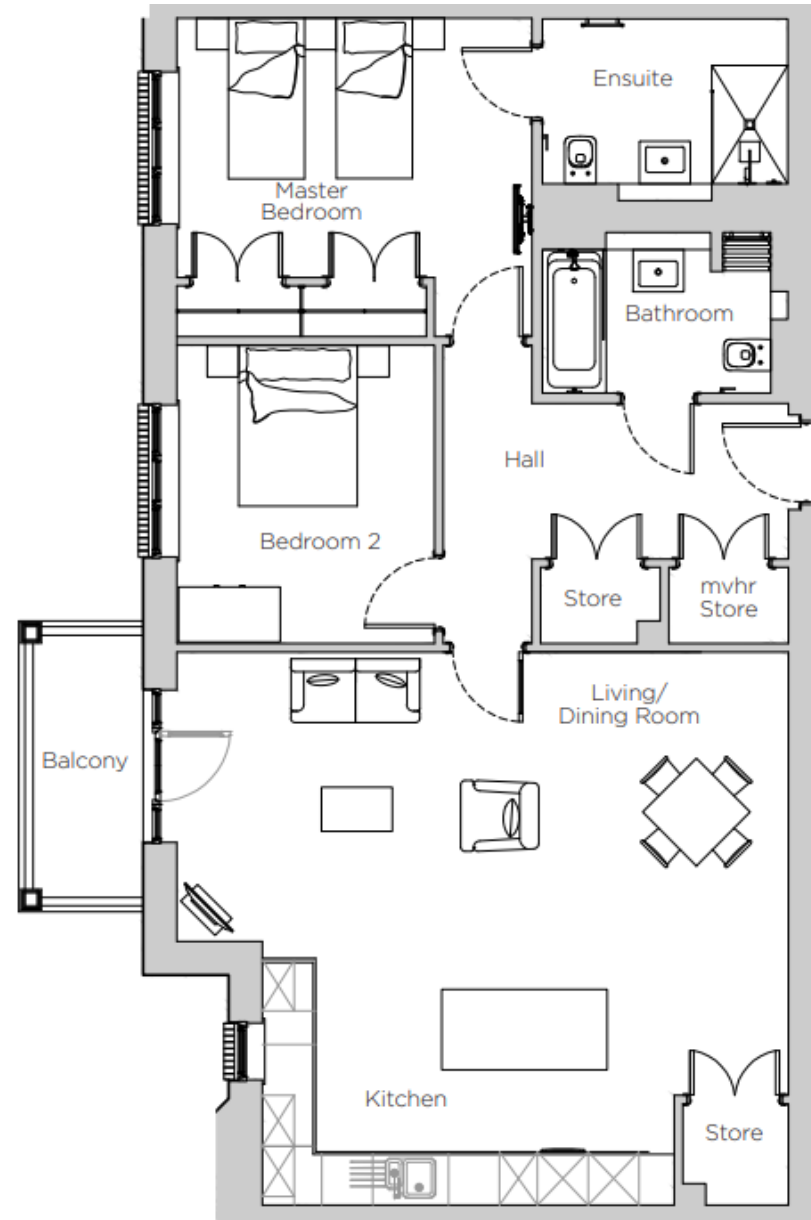
	Metric (m)	Imperial (ft)
Living room and kitchen	7.23 x 6.54	23'9" x 21'5"
Main Bedroom	4.20 x 3.77	13'9" x 12'4"
Bedroom 2	3.53 x 3.05	11'7" x 10'0"

Total Sq.Ft : 1,064

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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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. July 2023

