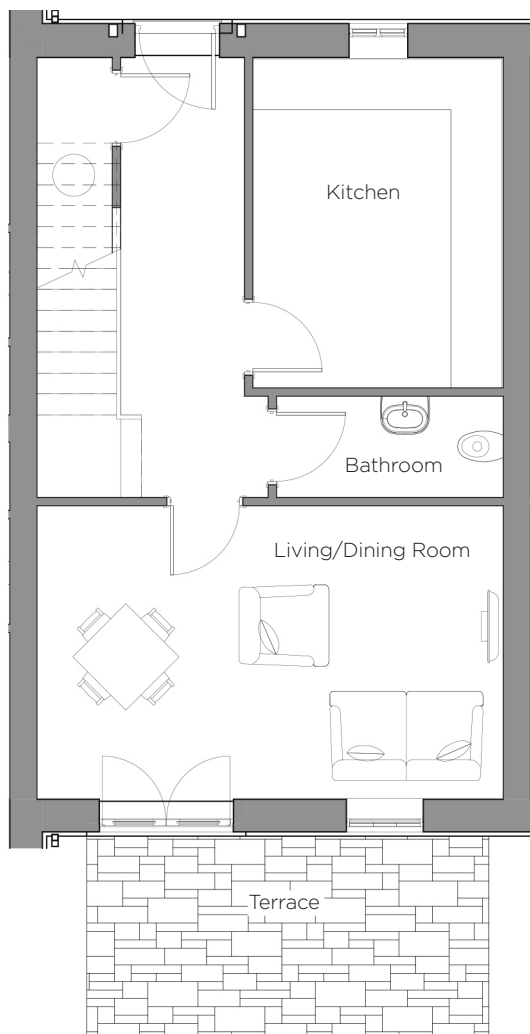
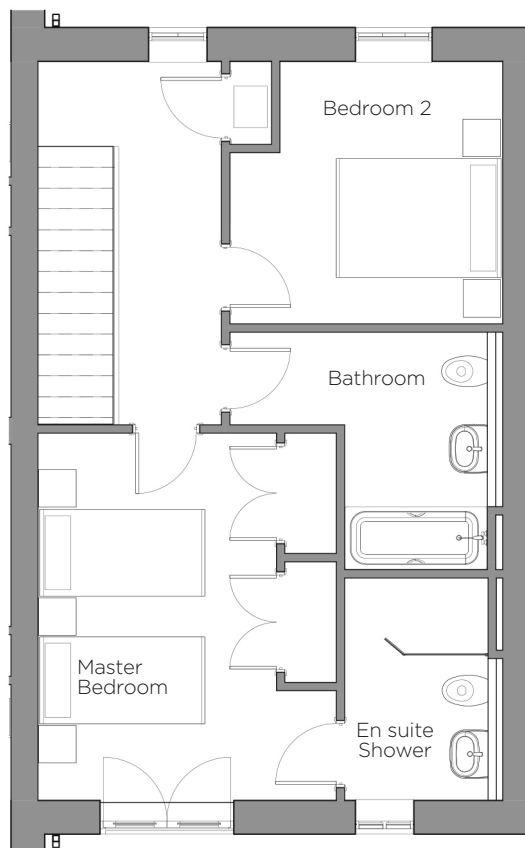


# Audley Ellerslie

19 Pollard Way  
Cottage  
Plot 146



**Ground Floor**



**First Floor**

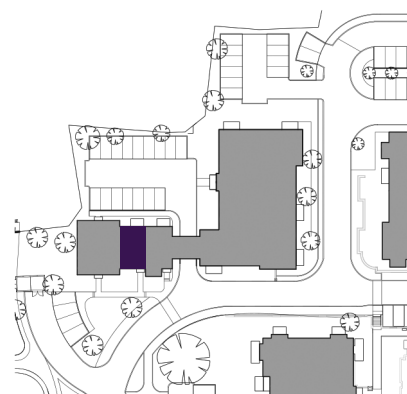


**Internal Measurements**

**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"



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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.  
December 2017



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19 Pollard Way  
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## 2 bedroom, cottage

This special two bedroom dual aspect cottage enjoys stunning hillside views across two floors. Downstairs has a spacious Siematic kitchen, a living/dining room that has patio doors leading out onto the south-west facing terrace and a w/c. Upstairs boasts a luxury Villeroy & Boch bathroom, a spacious master bedroom with a Juliet balcony and an 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

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