



2

Bedrooms



1

Bathroom



Warren Bradley Estates are delighted to offer for sale this two bedroom first floor apartment located in Scottwell Drive which is a popular modern development. The property is extremely spacious and has two large bedrooms, the main bedroom has large fitted wardrobes. A large lounge with additional dining area which leads to a modern kitchen. There is also a fully tiled bathroom and residents parking. The property is offered chain free and has a remaining lease of 159 Years.

Entrance Hall 2.60m x 1.80m (8.53ft x 5.91ft)

Laminate flooring, doors leading to all rooms

Reception/Dining Area 6.10m x 4.30m (20.01ft x 14.11ft) Max

Laminate flooring, dining area leading to kitchen

Kitchen 2.50m x 2.20m (8.20ft x 7.22ft)

Range of base and wall units, tiled floor, plumbing for washing machine, space for fridge/freezer, integrated electric oven and hob.

Bedroom 1 5.80m x 3.20m (19.03ft x 10.50ft) (Max)

Carpeted, large fitted wardrobes

Bedroom 2 3.40m x 3.10m (11.15ft x 10.17ft)

Carpeted, fitted wardrobes

Bathroom 2.60m x 1.50m (8.53ft x 4.92ft)

Laminate flooring, tiled walls, panel bath, electric shower, low flush wc, hand basin

Parking

Residents permit controlled parking.

Leasehold

159 Years Remaining (Expiring December 2180) - As advised by Vendors

Service Charge

In the region of £1600.00 Per Year - As advised by Vendors

Ground Rent

Peppercorn (Zero) - As advised by Vendors



Total area: approx. 63.4 sq. metres (682.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

