





About the Home

The Almond is a 2-bedroom home that benefits from an open-plan kitchen and dining area, a separate living room, and a modern family bathroom.

An initial entrance hallway comprises a handy downstairs cloakroom, before opening onto a spacious front-facing living room. Beyond this, an open-plan kitchen and dining area occupies the rear of the ground floor, extended to the rear garden through elegant French doors. The kitchen itself is well appointed with modern fitted units and integrated appliances.

To the first floor, two double bedrooms can be found, located on either side of the family bathroom located centrally off the landing. The bathroom is complete with Roca sanitaryware and stylish wall tiling.

Additional information

Estate Management Charge: £169.96

Internal Area: 681 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold

The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 