





Plot 38 (The Joiner) - priced at £206,500

About the Home

Inspired by charming mews homes, and with a delightful sense of openness, The Joiner is a 2-bedroom home in which living space is maximised in every way – certain to appeal to first-time buyers, or those looking for an easy to maintain home.

From the entrance hallway, you are immediately drawn into the light-filled living room, which leads through into the open-plan kitchen and dining area. The L-shaped layout of the kitchen allows ample space for a dining table, and to easily converse with guests; French doors to the rear garden invite you outside for laid-back morning coffees or evening drinks. A cloakroom, located just off the hallway completes the ground floor level.

The staircase to upstairs is accessed from the living room. The landing presents two double bedrooms which are separated by the bathroom, offering welcome privacy for home sharers or for when family and friends come to stay.

Additional information

Estate Management Charge: £169.96

Parking: Allocated Parking

Internal Area: 668 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold

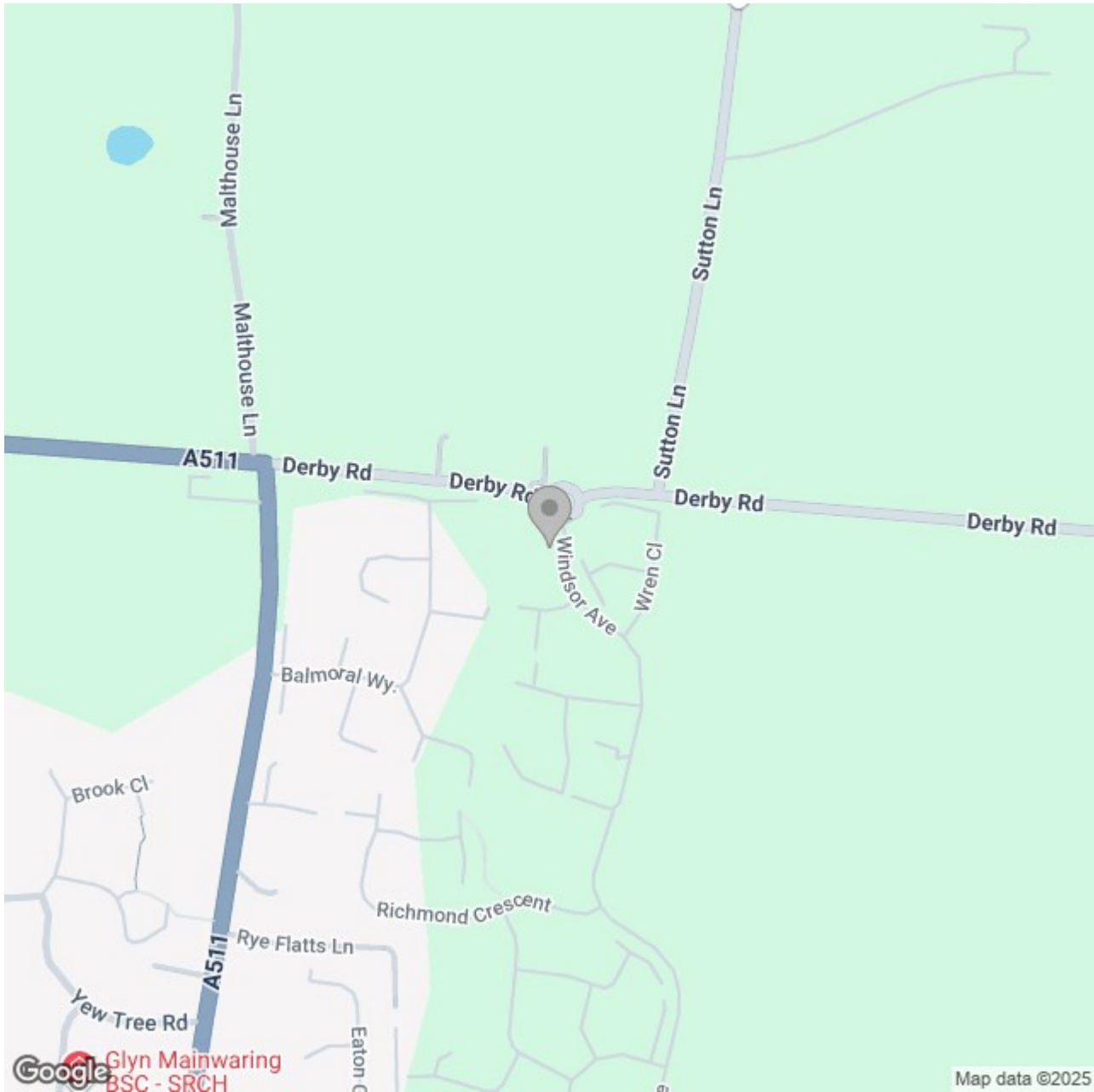


The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.

 **ABODE**
SALES & LETTINGS







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