



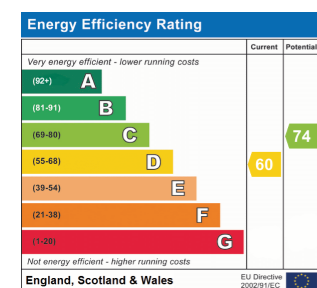
The Elms, Houghton PE28 2FQ

- £425,000
- First Floor Luxury Apartment
 - Well Presented
 - Open Planned Living
 - Spectacular Views Over Grounds
 - Two Double Bedrooms
 - Ensuite Bathroom and Dressing Room
 - Exclusive Development in Riverside Village
 - Set in 6 Acres of Private Wooded Grounds
 - Excellent Transport Links
 - No Forward Chain

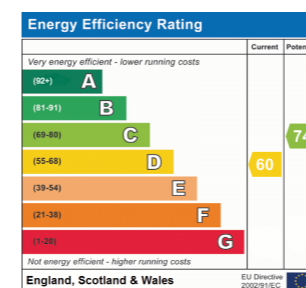


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Twin Solid Oak Doors To

Entrance Hall

Recessed downlighters, access to loft space, cupboard housing hot water cylinder, fuse switch and heating controls, solid oak flooring, opening to

Living Room/Dining Room/Kitchen/Breakfast Room

33' 2" x 18' 4" (10.11m x 5.59m)
A triple aspect room with large walk in bay sash window over looking grounds, sliding sash windows to both side aspects, vaulted ceiling, recessed downlighters, three wall panel electric heaters, recessed feature electric log fire, fitted in a comprehensive range of base and wall mounted units, drawer units with complementing glass work surfaces with cut in drainer, one and a half bowl sink and drainer with mixer tap and stainless steel splash back and upstands, a range of integrated appliances incorporating electric hob, electric oven, microwave, dishwasher, washer/dryer, wine cooler, space for fridge freezer, central island and breakfast bar with solid Oak counter top, oak flooring.

Bedroom 1

13' 7" x 13' 1" (4.14m x 3.99m)
Double glazed sash window overlooking grounds, vaulted ceiling, recessed downlighters, smoke detector, electric panel heater, oak flooring.

Dressing Room

Double glazed sash window to side aspect, oak floor, fitted wardrobe with hanging and shelving.

En-Suite Bathroom

Double glazed sash window to side, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower attachment over, tiled surrounds, vaulted ceiling, recessed downlighters, extractor fan, shaver point, heated towel rail, tiled flooring.

Bedroom 2

14' 0" x 10' 3" (4.27m x 3.12m)
Double glazed sash window overlooking grounds, vaulted ceiling, recessed downlighters, smoke detector, oak flooring, built in wardrobe with shelving and hanging rail, electric panel heater.

Family Bathroom

Double glazed sash window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, shower cubicle with tiled surrounds, recessed downlighters, extractor fan, shaver point, heated towel rail, underfloor heating.

Outside

The picturesque and private communal grounds extend to around six acres of mature woodland and gardens being approached via a gated entrance from Home Farm Road leading to the residents and visitors parking bays.

Tenure

Leasehold
Lease remaining - 235 years
Ground Rent - £350 per annum
Service Charge - 1st January 2024-30th June 2024 £1823.35
Council Tax Band - B

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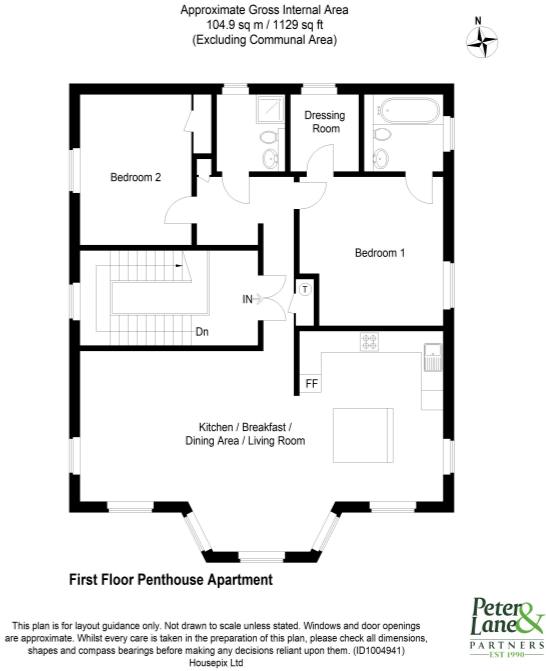
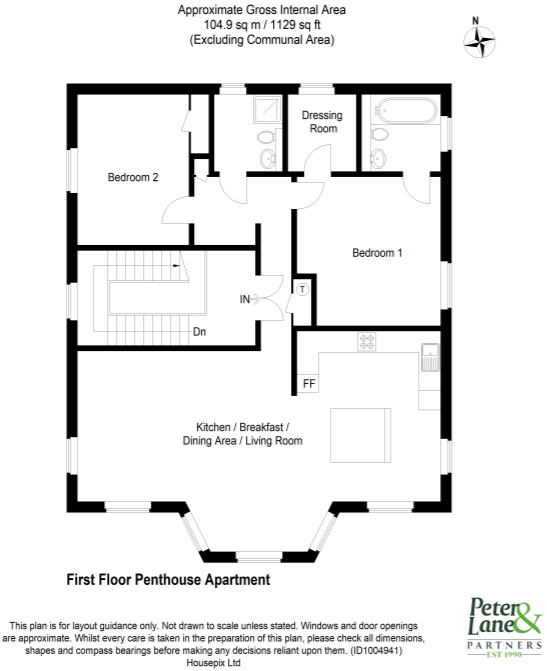
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