





A development of just five luxury apartments just a short stroll to Stratford town centre with all apartments offering either a private balcony area or private terrace.

All apartments have bespoke fitted kitchens with integrated appliances, quality contemporary sanitaryware to ensuites and bathrooms with complimentary wall and floor finishes. All apartments have an abundance of both internal and external individual storage and the apartments further benefit from a landscaped communal garden area.

Allocated parking spaces to each apartment with private parking with EV charging point. All of the apartments will be finished to a high level of specification



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## First Floor



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## Second Floor



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## Specification

### Kitchens & Utility

- Bespoke Range of painted floor and wall shaker style soft close cabinets from RFK
- Belsay range complemented by stone worktops.
- Bosch Multi-function Oven & Bosch induction hob.
- Bosch integrated combination microwave.
- Integrated Fridge freezer, Dish washer and undercounter wine cabinet.
- Undermounted Reginox composite granite sink with single lever chrome swan neck tap.
- Utility room with a washing machine, separate tumble dryer and superb storage space.

### Bathrooms

- Quality contemporary sanitaryware with complimentary wall and floor finishes from the Linda Barker bathroom range.
- Attractive vanity cabinets with drawers for excellent storage solutions.
- Bespoke fitted L.E.D Mirrors
- Shaver sockets/ toothbrush charger.

### Interior Finishes

- Bespoke wardrobes and fitted furniture.
- Abundance of storage cupboards in the hallway and Utility rooms
- Smooth plaster finish to all walls and ceilings
- Polished Chrome door furniture, sockets and switches
- Luxurious Solid Oak doors throughout.
- Luxury flooring throughout to include Karndean laid in a herringbone pattern in the kitchen living rooms, carpets and other complimentary floor coverings.
- Boutique hotel style communal entrance hall with post boxes, Cleaners cupboard & external door to the garden

### Exterior

- Private allocated parking spaces
- EV Charging points to every apartment
- Balcony or private garden included with every apartment
- Individual storage allocated to every apartment
- Additional Communal landscaped garden
- Exterior tap & Power

### Heating Electrical and Lighting

- Worcester Bosch gas heating combi boiler
- Wet underfloor heating throughout
- LED recessed downlighters
- Statement pendant lights
- USB & USB-C charging points
- High Speed Fibre Broadband wired directly to apartments

### Eco Credentials

- UPVC double glazed windows
- Powdered aluminium external doors to balconies and gardens
- A Rated EPC

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### Security

- Wall mounted video entrance system
- Fire detection and fire alarm system
- Stylish External lighting to front and rear

### Warranty & After Care

- Warranty from BuildZone
- David Cranage Developments after care period of 2 years

**TENURE:** Leasehold 999 year, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor there is gas, water, electricity and mains drainage connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING** TBC .

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

## Prices

**Apartment 1** £675,000

**Apartment 2 RESERVED** £595,000

**Apartment 3** £675,000

**Apartment 4** £525,000

**Penthouse Apartment** £795,000