



This executive two double bedroom/two bathroom ground floor apartment is situated within a prestigious and gated development and is offered to the market as superbly presented. The rarely available apartment was built by Michael Shanly Homes in 2019 and stretches to in excess of 1000 sqft and including direct access onto beautifully landscaped communal gardens.

The layout features underfloor heating throughout and includes a 25ft bay fronted sitting/dining room with patio doors, a luxurious 12ft fitted kitchen built-in appliances accessed through pocket doors, two double-sized bedrooms (the master bedroom stretching to an impressive 21ft and including an ensuite shower room) and a further contemporary three piece bathroom - it should be added that both bedrooms have ample wardrobe storage. Finally, there is an entrance hall with access onto the combi boiler.

Externally, there are well-tended landscaped communal gardens, secure and gated parking for two cars, and a bike shed.

This apartment is fitted and presented to an exceptional standard and comes onto the market with no onward chain allowing for the possibility of a quick sale.



Property Information

-  EXECUTIVE TWO DOUBLE BEDROOM/TWO BATHROOM GROUND FLOOR APARTMENT
-  OVER 1000 SQUARE FOOT
-  PRESTIGIOUS GATED DEVELOPMENT
-  UNDERFLOOR HEATING THROUGHOUT
-  25FT SITTING/DINING ROOM WITH PATIO DOORS
-  21FT MASTER BEDROOM WITH ENSUITE
-  SECURE PARKING ACCESSED THROUGH ELECTRIC GATES
-  LANDSCAPED COMMUNAL GARDENS
-  NO CHAIN

					
x2	x1	x2	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

Length of Lease - 118 years remaining
 Ground Rent - £485.00 per annum
 Service Charge - £1378.52 per six months

Location

This property is conveniently located within a five minute walk to the Town Centre and Railway Station - which forms part of the Queen Elizabeth Line with direct access into Central London. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Council Tax

Band D

Floor Plan



Elva Lodge
 Approximate Floor Area = 99.47 Square meters / 1070.68 Square feet

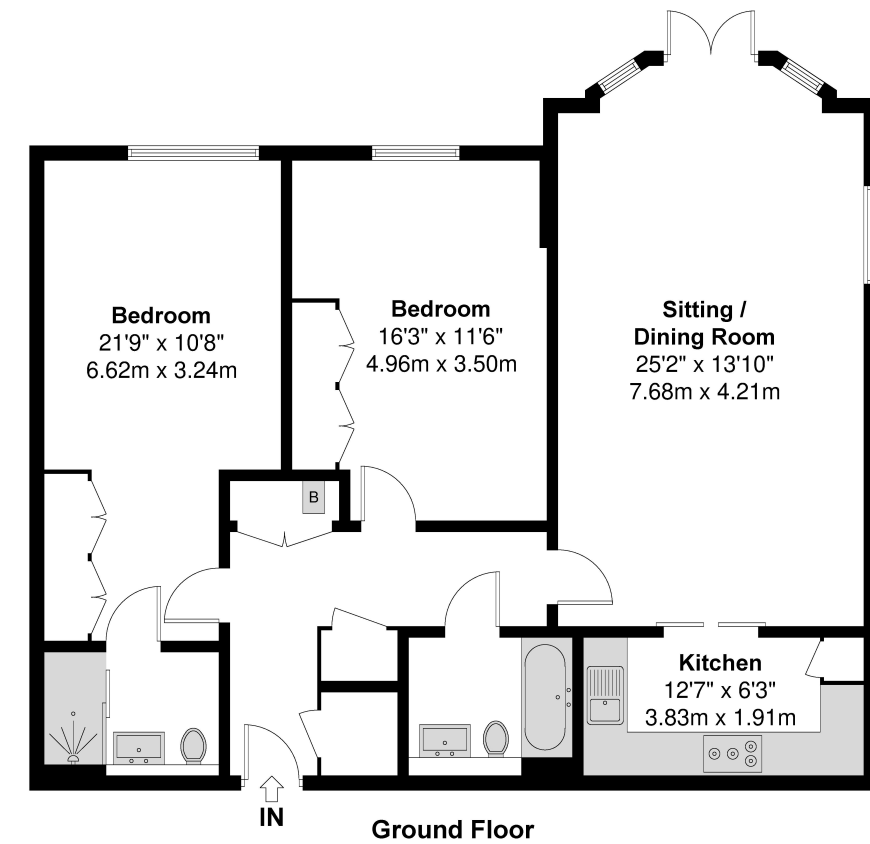
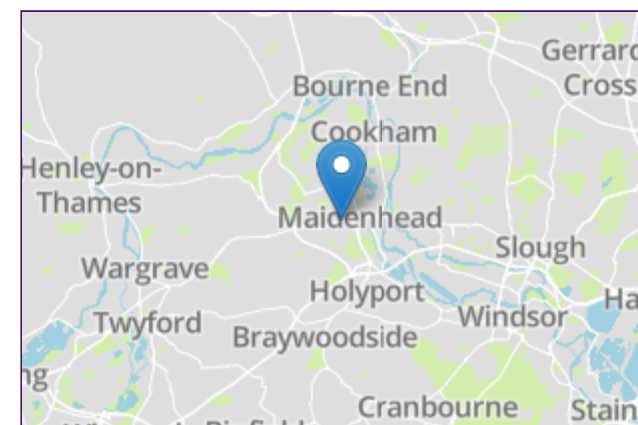


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		