



Larkspur Court Rectory Park UB5 6WW

46% share ownership of this luxury spacious apartment located close to amenities. Located on the third floor accommodation comprises entrance hall, open plan living room / kitchen, 2 double bedrooms, en suite to master & family bathroom. Additional benefits include double glazing, gch & video entry phone system...there's also an opportunity to purchase the full 100% share.....AN IDEAL FIRST TIME BUY

Accommodation

2019 built luxury apartment

2 double bedrooms

en suite to master

open plan kitchen /
reception room

modern bathroom

video entry system

private balcony

close to amenities

Ground Floor

entrance hall - laminate flooring, radiator, built in storage cupboards & wall mounted video entry phone

open plan living room / kitchen - 21' 7" x 14' 9" (6.58m x 4.5m) rear aspect double glazed door leading to private balcony, side aspect double glazed window, radiator & fitted carpet

reverse view -

kitchen area - range of eye & base level units, single drainer unit with mixer tap, built in oven & hob with extractor hood over, integrated dishwasher & fridge freezer

reverse view -

bedroom 1 - 11' 5" x 10' 2" (3.48m x 3.1m) rear aspect double glazed window, radiator, fitted carpet & fitted wardrobe

reverse view -

en suite shower room - enclosed shower cubicle, inset wash hand basin with mixer tap, low level wc, part tiled walls, tiled floor, heated towel rail, inset lighting, wall mounted shaver point & extractor fan

bedroom 2 - 14' 0" x 9' 1" (4.29m x 2.79m) rear aspect double glazed window, radiator & fitted carpet

reverse view -

bathroom - panel enclosed bath with shower attachment & mixer tap, shower screen, inset wash hand basin with mixer tap, low level wc, part tiled walls, tiled floor, inset lighting, heated towel rail, inset lighting & extractor fan

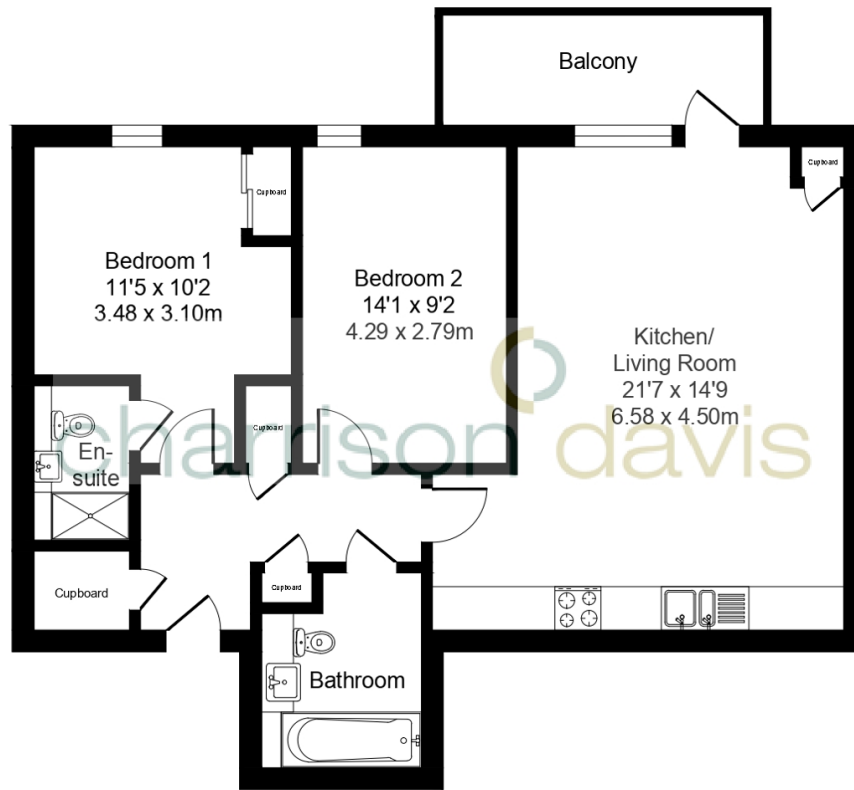
reverse view -

external - ample communal parking & children's play ground









Total Area Approx. 82.8 sq meters (891.25 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		