







\*\*\*\* PLOT 6 ONLY TWO OF THE THIS  
DESIGN AVAILABLE \*\*\*\* THREE  
BEDROOM END TOWN HOUSE \*\*\*\* High  
specification architect design small  
development of just 8 properties in the  
popular location Albert Village. This  
property offers a hall and guest  
cloakroom, open plan living and dining  
area with fitted kitchen and doors onto  
the garden. The first floor offers three  
bedrooms, en suite shower room and a  
family bathroom. Enclosed garden and  
REAR PARKING. The property benefits  
from Air Source Heat Pumps (Mitsubishi  
Ecodan 5kw) and upvc double glazed  
windows. Plot 6 is due to be ready to  
move into in April.



## HALL

Entrance door into the hall and guest cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Upvc double glazed window to the front, radiator and open through to -

## KITCHEN DINER

High specification fitted kitchen offering wall mounted, base and drawer units with work surfaces and sink and drainer unit. Fitted oven and hob, integrated dishwasher, appliance spaces. Upvc double glazed window and doors onto the garden, radiator and a door to the cloakroom.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM I

Upvc double glazed window, radiator and a door to -

## EN SUITE

Shower, low flush wc, wash hand basin, radiator and skylight window.

Enclosed garden with patio and lawn. Rear parking.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

## OUTSIDE





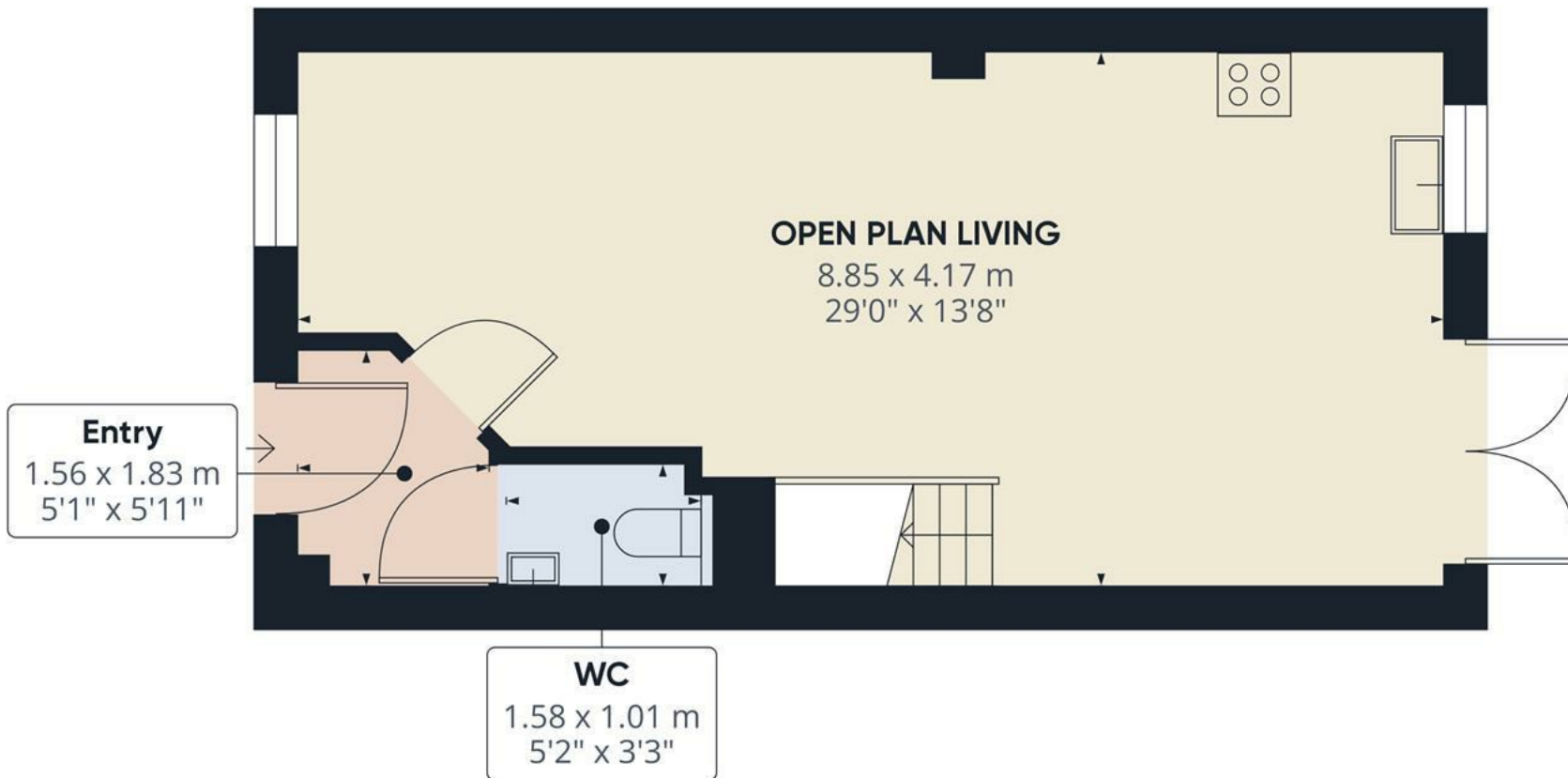












Floor 0

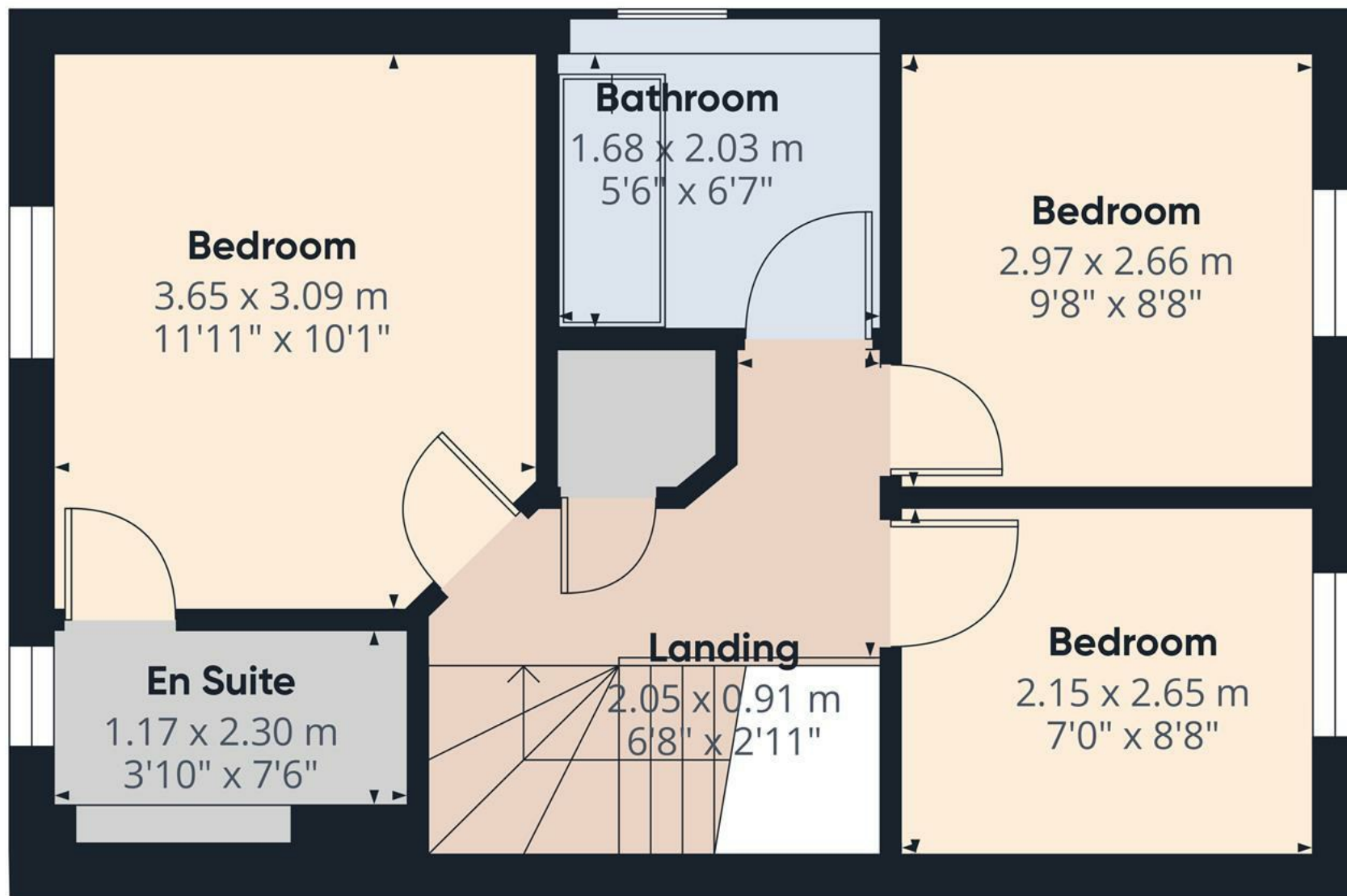
**Approximate total area<sup>(1)</sup>**  
36.62 m<sup>2</sup>  
394.18 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



Approximate total area<sup>(1)</sup>

35.99 m<sup>2</sup>

387.38 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

