



## Two Double Bedroom Apartment

**Rye Common Lane, Crondall, Farnham, Hampshire, GU10 5EQ**

Price: £345,000

- Two Double Bedrooms
- Top Floor Apartment
- Two Bathrooms
- Open Plan Living
- Private Balcony
- Two Allocated Parking Bays
- Video Entry System
- EPC: B (85)



## Description

Available with no onward chain is this stunning two bedroom top floor apartment, within an exclusive gated development of fourteen apartments. Benefitting from two allocated off road parking spaces in addition to a private balcony, this apartment is the largest in the development.

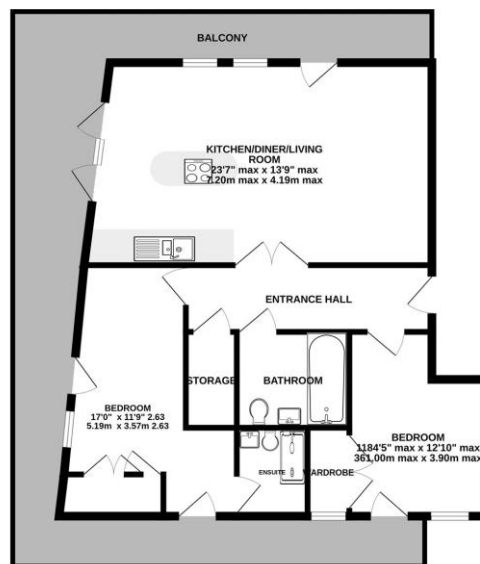
The living accommodation is open plan, with the kitchen area boasting an island/breakfast bar and integrated appliances. The remaining living space is large enough for a dining table as well as a sitting area, with doors leading out to the balcony. The bedrooms each have built in storage and access to the balcony, with the primary bedroom also benefitting from an en suite shower room. The family bathroom is central to the apartment from the entrance hall. Viewings are highly advised.

## Outside

Itchel Court benefits from an electric gated entrance, with key fobs for owners in addition to the entrance code. There is also a video entry system for each apartment. There are numbered allocated bays, with two parking spaces for this property, in addition to visitors parking. The apartment benefits from a spacious balcony which covers the three external lengths of the property and is accessible from each bedroom in addition to the kitchen/living area.

## Floorplan

GROUND FLOOR



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TO ARRANGE A VIEWING PLEASE CONTACT:  
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