



Two Bedroom Apartment

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

Price: £325,000

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living
- Private Balcony
- Two Allocated Parking Bays
- Video Entry System
- Exclusive Gated Development
- EPC: B (85)



Description

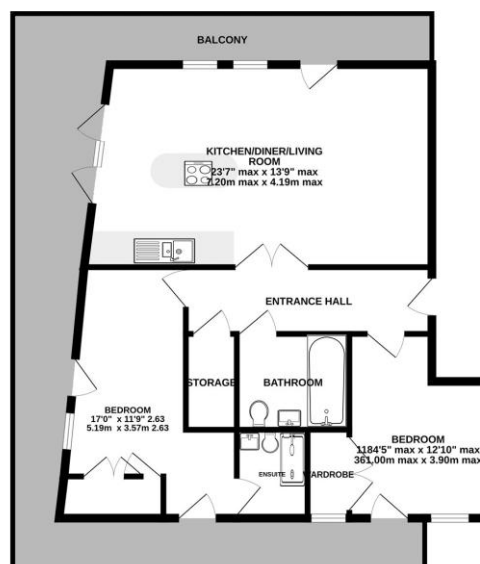
Available, with no onward chain, is this stunning two bedroom top floor apartment within an exclusive gated development of fourteen apartments. Benefitting from two allocated off road parking spaces in addition to a private balcony, this apartment is the largest in the development. The living accommodation is open plan, with the kitchen area boasting an island/breakfast bar and integrated appliances. The remaining living space is substantial 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 allocated 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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor (2023)



TO ARRANGE A VIEWING PLEASE CONTACT:
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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