



Keegan White
ESTATE AGENTS

18 Fairacre | £365,000



Features

- Stunning Apartment
- Turn Key Sale
- Three Bedrooms
- Contemporary Bathroom Suite
- High Specification Kitchen
- Kyros Rointe Programmable Radiators

The front door opens into a central corridor that gives access to all rooms and has a cloaks cupboard. The kitchen is contemporary in design, with all the appliances included such as the fridge freezer, oven, wine fridge, integral dishwasher, and integral washing machine. There's a wide range of base and eye level storage units above and below the granite worktops. The balcony has been converted (with building regulation compliance) into a breakfast room, which could double up as a home office. Both the kitchen and breakfast room have underfloor heating. The living room is of a good size and has windows with a southerly aspect, and has a remote control

real flame gas fire. The bathroom is simply stunning, with mood lighting, underfloor heating, panel bath and drench shower, handbasin with vanity unit, extractor fan, heated towel rail, and attractive built in shelving with sensor LED lighting. There are two double bedrooms and a single bedroom which has the airing cupboard.

Externally, there is parking to front, and to the rear there is a private garden with a shed. There are numerous TV and data points located throughout the apartment. NB. This is a pet friendly apartment.



Set well back from the road, with large gardens to front Fairacre is a popular residential community situated less than a mile of the town centre and railway station. There are local shops, schools and St Marks hospital within walking distance, as is the Pond House, a very well-regarded local pub and restaurant.

The location is ideal for commuters with direct access to central London via the Elizabeth Line, and for road commuters, the M4 is a short drive away, giving access to the M25 network and London Heathrow Airport.

Additional information:

Turn Key Sale: All furniture and the vast majority of all pictures and ornaments are included.

Tenure: Lease with share of Freehold.

Lease Length: 950 years.

Council Tax Band: C.

Heating: Underfloor to kitchen, breakfast and bathroom. P7 day programmable Kyros Rointe radiators.

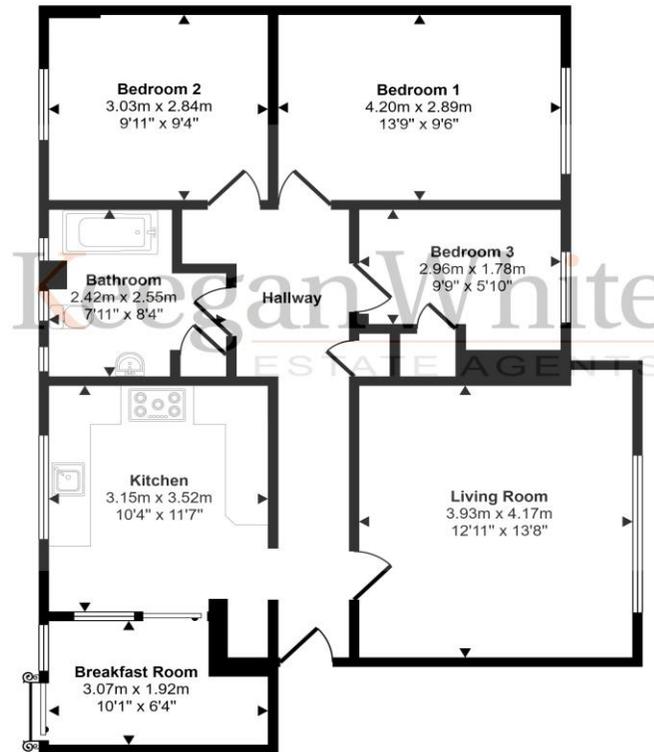
Energy Performance Rating: D (58).

Service Charge: Circa £800 per annum.





Approx Gross Internal Area
82 sq m / 880 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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