

6 St Elphin's House



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Two bedroom apartment

A spacious, two bedroom, dual aspect apartment conveniently located within St Elphin's main house. The easterly facing main bedroom has fitted wardrobes and an en suite shower room with views along the sweeping driveway. The modern kitchen benefits from integrated appliances and the sizable lounge/diner has beautiful westerly views across the village.

Property specifications

- Two double bedrooms with fitted wardrobes in main bedroom and en suite shower room
- Modern kitchen with fitted appliances including Bosch Fridge, Hotpoint Freezer, Electrolux dishwasher, Electrolux washer dryer, Bosh Microwave and Bosch fan assisted oven
- Sizable lounge/diner with fitted fireplace
- Additional bathroom
- Conveniently located within the main house
- Allocated parking space

£385,000 (other fees apply)

Monthly management fee £964.78

Annual ground rent £250

Bistro Credit £88.45

Council Tax Band: D

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
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Living/Dining Room	6.00 x 4.60	21'0" x 15'0"
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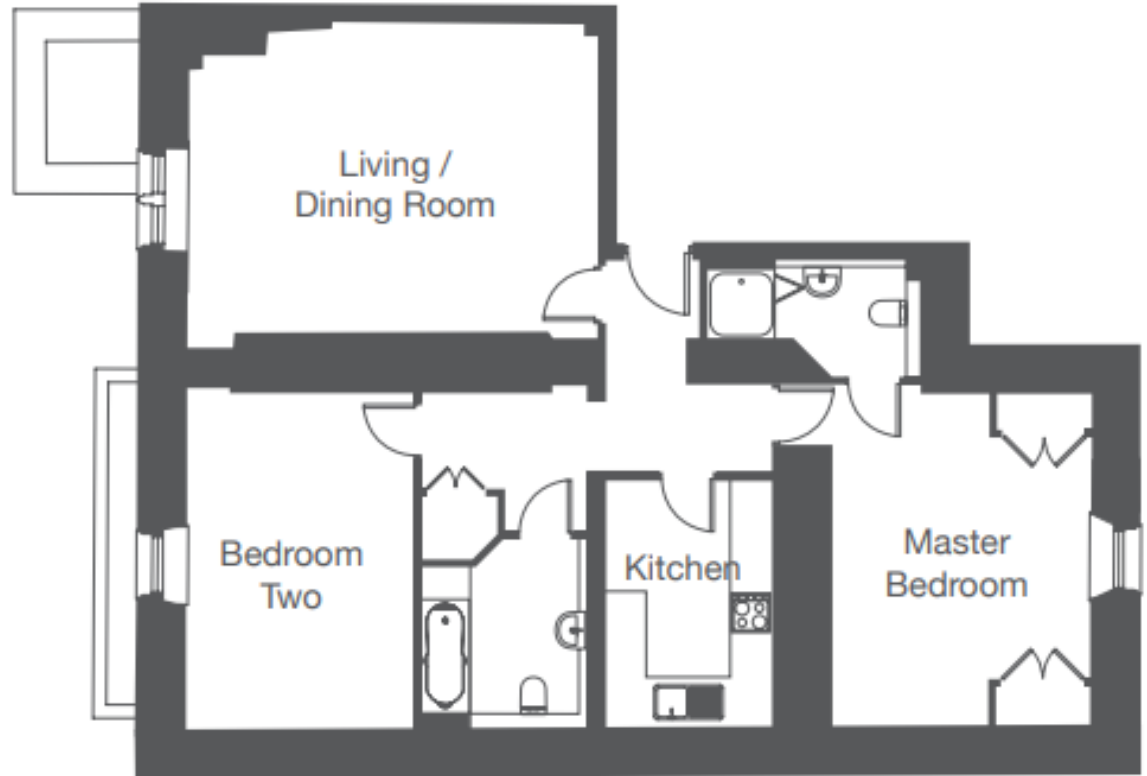
Kitchen	3.70 x 2.50	12'1" x 8'2"
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Main Bedroom	5.10 x 3.80	16'8" x 12'5"
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Bedroom 2	5.00 x 3.40	16'4" x 11'1"
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Total Sq.Ft 1,130

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. March 2024

