

# 4 Milton Place



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### Two bedroom cottage with study/ single bedroom

A well positioned, charming cottage, with two double bedrooms and a study/ single bedroom. The large terrace is accessed via double French doors from the lounge and is overlooking the beautiful gardens and lake. The main bedroom benefits from an en-suite shower room, additional storage and built in wardrobes. The kitchen is fitted with a water softener, a Quooker hot tap and bespoke extractor fan.

#### Property specifications

- Integrated appliances in the kitchen include oven, microwave, hob, fridge freezer, washer/dryer and dishwasher
- Two large double bedrooms, both with built in wardrobes
- 2<sup>nd</sup> shower room downstairs
- Prime location close to main house facilities including bistro, restaurant and swimming pool.
- Allocated parking space
- Stannah stair lift

#### Guide Price **£899,000** (other fees apply)

Monthly management fee £1,083.65

Annual ground rent £500

Bistro credit: £74.73

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

Council Tax band: F

Viewing by appointment with the sales office.

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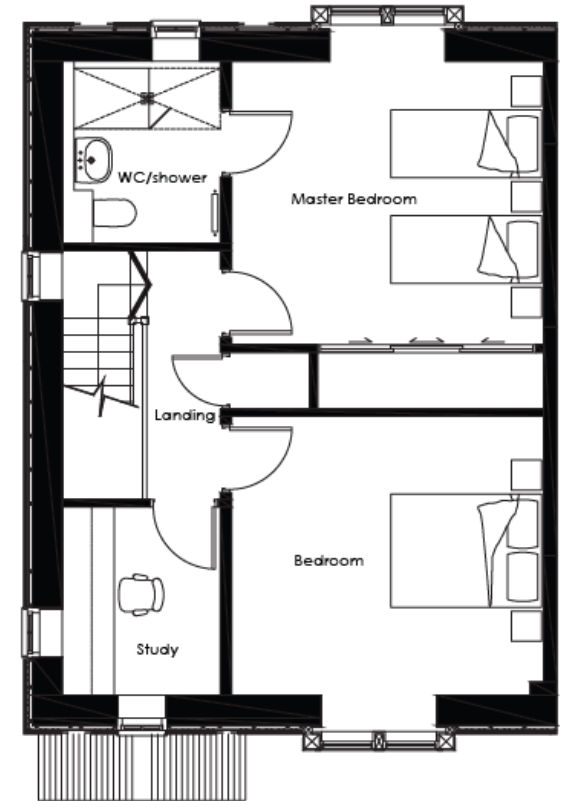
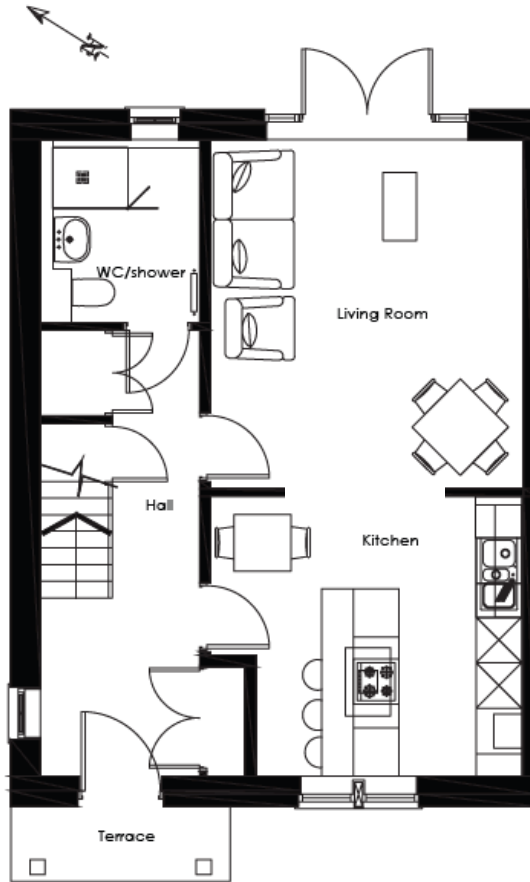


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## Internal Measurements

	Metric (m)	Imperial (ft)
Living Room	4.62 x 4.19	15'2" x 13'9"
Kitchen	3.70 x 3.54	12'2" x 11'7"
Main Bedroom	4.15 x 3.78	13'7" x 12'5"
Bedroom 2	4.14 x 3.71	13'7" x 12'2"
Study	2.50 x 2.10	8'2" x 6'11"
<b>Total sq. ft</b>	<b>1178</b>	

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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 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

