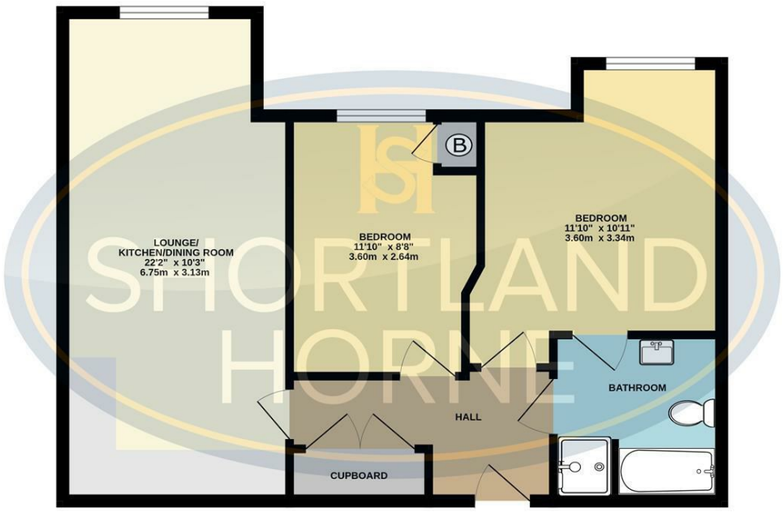
Floor Plan

FIRST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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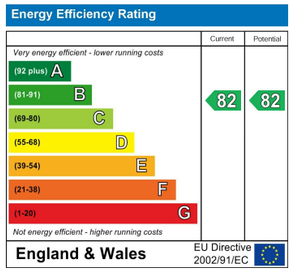
EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

SHORTLAND HORNE

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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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£130,000 Asking Price | Bedrooms 2 Bathrooms 1

Step into a world of light and calm at The Hollies, a contemporary two-bedroom apartment that sits proudly atop a peaceful close off Allard Way. Built in 2021, this bright and airy home radiates a sense of newness and modern charm, with over five years of NHBC warranty still in place, offering peace of mind for first-time buyers or savvy investors looking for a ready-to-go opportunity. From the moment you arrive, the promise of comfort and effortless living is clear. Park your car on your dedicated space, stroll through the secure ground floor entrance with its attentive intercom system, and step into the pristine communal hallway. Climb the carpeted staircase to the first floor and feel that little thrill as you reach your front door, ready to explore a home that blends sleek minimalism with cosy, contemporary charm.

Opening the door, you are greeted by a long, inviting hallway that draws you toward the heart of the apartment, a spacious, sun-filled kitchen, dining, and living space that is effortlessly sociable. Crisp white walls amplify the natural light that pours in, creating a bright, uplifting atmosphere perfect for both relaxing evenings and lively gatherings. Imagine curling up on the sofa with a steaming cup of tea or the evening news playing softly in the background, while a simple yet modern kitchen hums with activity. Fitted with a four-ring gas hob, an extractor, and integrated appliances including fridge, freezer, dishwasher, and washing machine, the kitchen is wrapped in sleek, pale grey cabinetry that balances form with function and is a joy to keep pristine.

Off the hallway, you will find the generously sized bathroom, thoughtfully designed to make mornings easier and evenings more indulgent. A panel bath sits alongside a separate shower cubicle for those rushed days, while a pedestal sink and a heated towel rail add touches of comfort and practicality, perfect for cozying up after a long day. The master bedroom is a sanctuary in its own right, spacious enough to accommodate a king-size bed and additional furniture, offering the ideal spot to unwind with a favourite book or simply sink into tranquillity. The bright second bedroom provides flexibility, comfortably fitting a double bed and serving as a welcoming guest room or home office, depending on your lifestyle. A handy storage cupboard in the hallway ensures all those household essentials are neatly tucked away, leaving the home feeling effortlessly spacious and uncluttered.

Outside, The Hollies continues to impress. To the right of the building, a dedicated parking space awaits, while a small pathway leads past a vibrant green that invites you to pause and enjoy a breath of fresh air. On the left, a convenient path opens onto a store car park, providing allocated overflow parking for residents. Nestled in a modern, minimal development yet tucked away from the bustle of main roads, this apartment combines peace, practicality, and style in one irresistible package. The Hollies is not just a home, it is a place to begin new chapters, entertain friends, and simply enjoy life in a bright, contemporary setting that feels ready for everything and anything.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: Part exchanging to buy a new build property
Parking Arrangements: One dedicated parking space. Overflow parking available
Lease Length: 139 Years
Ground Rent/Maintenance Charge: Annual service charge = £1710.13
NHBC Remaining: Over 5 years
EPC Rating: B
Total Area: Approx. 578 Sq. Ft.

*PLEASE NOTE THAT LEASE, GROUND RENT & OTHER CHARGES ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

INTERNAL	
Hall	
Lounge/Kitchen/Dining Room	22'2 x 10'3
Bedroom 1	11'10 x 10'11
Bedroom 2	11'10 x 8'8
Bathroom	
OUTSIDE	
One Dedicated Parking Space	
Overflow Visitor Parking Spaces (Nisa Local)	