

# 9 HUTTON MEWS



## Specifications

### Ground Floor

- Large tv/family room
- Meter cupboard
- WC with storage cupboards
- Under stairs storage
- Large kitchen diner with part tiled floor
- Engineered oak flooring to dining area
- Tiled entrance hall
- Range of built in units
- Walk in larder to 6,7&10
- White quartz kitchen worktops, upstand and splashback behind hob
- Bowl and a half stainless steel sink
- Siemens fan assisted oven stainless steel
- Siemens second oven and microwave combination stainless steel
- Siemens integrated dishwasher
- Zoned underfloor heating

### First floor

- Bedrooms 2, 3 & 4 & 5
- Built in wardrobe to bedrooms 2 and 3
- En-suite shower room to bedroom 2



- Large family bathroom with large mirror fronted storage unit with integrated lighting fully tiled walls over bath shower with glass screen large basin stone vanity top

### 2nd Floor

- Laundry area with plumbing for washing machine and shelving
- Access to large loft storage area, housing boiler
- Hot water cylinder cupboard (In en-suite)
- Double bedroom
- En-suite shower room with fully tiled walls, large walk in shower with glass door and basin unit with storage under

<b>Tenure</b>	- freehold
<b>Service charges</b>	- 2016/17 charges £1850.00.
<b>Parking</b>	- Off street parking with electric car charging point for one car per dwelling. Additional spaces may be available via application to the freeholder.

For further information contact our agents:



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**Reservation Procedure** - Upon declaring interest to purchase and reserve a property, subject to contract, prospective purchaser will be required to undergo a financial qualification by the successful agents Financial Advisor prior to any offer being accepted by the Vendor.

Upon reservation of the property, a deposit of £3,000.00 will be payable. This will be subsequently deducted from the exchange deposit of 10%. Exchange of contracts will be set 28 days after the buyers' solicitor is in receipt of the contract pack. If for whatever reason the purchaser withdraws or, at the vendors discretion, if the buyer does not exchange contracts within the allotted exchange timeframes and the vendor withdraws, a maximum of £1,000 will be retained to cover legal expenses. The remaining 90% of the funds will be due upon completion.

